

## **\$259,900 - # 54 2051 Towne Centre Boulevard Nw, Edmonton**

MLS® #E4196792

### **\$259,900**

2 Bedroom, 3.00 Bathroom, 920 sqft  
Condo / Townhouse on 0 Acres

Terwillegar Towne, Edmonton, AB

It's really a treat to walk into a renovated, clean, and well cared for property. And that's just what you're going to get here. From the new flooring throughout, to the bright and cheery floor plan... there's a lot here to like. Need storage? The double garage is a tandem, giving an option for huge storage if you need it. With 2 master bedrooms, it's ideal for young professionals, roommates, or anyone who appreciates large and open spaces. The condo association is well managed, properly funded, and attentive to the maintenance of the property. Finally it's ideally located close to the Terwillegar Rec Centre, Anthony Henday, Whitemud, and Transit Centre. Walk to shopping, enjoy great trails, and love the place you live. Could you ask for anything more?

Built in 2009

### **Essential Information**

MLS® #	E4196792
Price	\$259,900
Bedrooms	2
Bedrooms Above Grade	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Has Ensuite	Y



Square Footage	920
Acres	0.05
Year Built	2009
Property Type	Condo / Townhouse
Building Type	Townhouse
Style	2 Storey

### Community Information

Condo Name	Mosaic Ridge
Address	# 54 2051 Towne Centre Boulevard Nw
Area	Edmonton
Community	Terwillegar Towne
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 0G8

### Amenities

Features	Detectors Smoke, Exterior Walls- 2x6', Hot Water Natural Gas, Laundry-In-Suite, No Smoking Home, Vinyl Windows, Vacuum System-Roughed-In
Parking Spaces	2
Exterior Features	Public Transportation, View City
Parking	Double Garage Attached, Tandem
# Garage Parking Spaces	2

### Interior

Flooring	Carpet, Laminate Flooring
Goods Included	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1
Has Basement	Yes
Basement	Part, Unfinished
# of Stories	2

### Exterior

Exterior	Vinyl
Roof	Fiberglass
Construction	Wood Frame

Foundation            Concrete Slab

**Additional Information**

Condo Fee            \$234

Condo Fee Includes Amenities Associated With HOA/Condo, Exterior Maintenance, Insurance for Common Areas, Landscape and Snow Removal, Parking, Professional Management, Reserve Fund Contributions, Utilities Common Areas

HOA Fees            105.00

HOA Fees Freq.    Annually

Front Exposure    North

Data is deemed reliable but is not guaranteed accurate by the REALTORS® Association of Edmonton.  
Listing information last updated on July 9th, 2020 at 11:01pm CDT