

# \$159,900 - 309 9620 174 Street, Edmonton

MLS® #E4433796

**\$159,900**

2 Bedroom, 1.00 Bathroom, 906 sqft

Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Beautifully maintained and move-in ready, this 905 sq ft apartment-style condo offers incredible value in the heart of Terra Losa. Featuring two spacious bedrooms, a 4-piece bathroom, in-suite laundry, and generous storage, this home is ideal for first-time buyers, downsizers, or investors. Enjoy the comfort of brand-new kitchen appliances, fresh paint, and updated light fixtures. The bright, open layout leads to a private, covered south-facing balconyâ€”perfect for relaxing outdoors. Included is one covered, powered parking stall for year-round convenience. Located in The Pointe West on the Lake, youâ€™re steps from scenic lake access, walking trails, public transit, and excellent nearby amenities including a recreation centre and tennis courts. Plus, you'll love the close proximity to shopping, dining, and more. This condo blends lifestyle and location at an exceptional price pointâ€”donâ€™t miss this opportunity!

Built in 1994

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4433796  |
| Price      | \$159,900 |
| Bedrooms   | 2         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 906                    |
| Acres          | 0.00                   |
| Year Built     | 1994                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 309 9620 174 Street |
| Area        | Edmonton            |
| Subdivision | Terra Losa          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 6B9             |

### Amenities

|                |                |
|----------------|----------------|
| Amenities      | See Remarks    |
| Parking Spaces | 1              |
| Parking        | Single Carport |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating      | Hot Water, Natural Gas  |
| # of Stories | 4   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 1             |
| Zoning         | Zone 20       |
| Condo Fee      | \$490         |

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