

## \$350,000 - 17624 96 Avenue, Edmonton

MLS® #E4450049

**\$350,000**

3 Bedroom, 2.50 Bathroom, 1,311 sqft  
Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Say hello to your new home! Located in well managed complex this home is just steps from scenic walking trails, tranquil pond, shopping, WEM & all amenities, with easy access to the Henday, Whitemud & Yellowhead. The Dream! With 3 bedrooms, 2.5 bathrooms, AC, SG ATTACHED garage & nearly 1,700 sqft of total living space (1,311 + 346), there's room for the whole family! Step inside to find water friendly bamboo flooring throughout; no carpet in sight! The open-concept main floor is filled w/ natural light, thanks to a thoughtfully designed cut-out between the dining & kitchen areas. The spacious updated kitchen features oak cabinets, generous amount of prep space w/ durable countertops & stainless steel appliances, including a newer stove (2020) & opens to your private composite deck w/ NG BBQ line, perfect for summer evenings. Upstairs, you'll find 3 generous bedrooms, including a spacious primary retreat w/ 4-piece ensuite. The fully finished basement adds a large rec room—ideal for a home gym, playroom!

Built in 1993

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4450049  |
| Price  | \$350,000 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,311             |
| Acres          | 0.00              |
| Year Built     | 1993              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17624 96 Avenue |
| Area        | Edmonton        |
| Subdivision | Terra Losa      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 6C2         |

### Amenities

|                |                                                                                                                        |
|----------------|------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Air Conditioner, Deck, No Smoking Home, Parking-Visitor, Natural Gas BBQ Hookup |
| Parking Spaces | 2                                                                                                                      |
| Parking        | Single Garage Attached                                                                                                 |

### Interior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                     |
| Fireplace         | Yes                                                                                                                                           |
| Fireplaces        | Mantel                                                                                                                                        |
| Stories           | 3                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                           |
| Basement          | Full, Finished                                                                                                                                |

### Exterior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                                     |
| Exterior Features | Flat Site, Landscaped, Level Land, No Back Lane, No Through Road, Not Fenced, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                 |
| Construction      | Wood, Stucco                                                                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                                                               |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 14              |
| Zoning         | Zone 20         |
| Condo Fee      | \$440           |

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Listing information last updated on August 11th, 2025 at 11:17am MDT