

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

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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	32
Zoning	Zone 20
Condo Fee	\$490

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