

## \$145,000 - 306 9619 174 Street, Edmonton

MLS® #E4426433

**\$145,000**

2 Bedroom, 2.00 Bathroom, 868 sqft

Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Welcome to the well-connected and vibrant West Edmonton neighborhood of Terra Losa! Nestled in a prime location, this community offers everything you need just minutes from your doorstep. Enjoy the convenience of Terra Losa Shopping Centre, beautiful parks, a scenic stormwater lake, effortless access to West Edmonton Mall and excellent public transit and major roadways nearby. Step inside this spacious and charming 2-bedroom, 2-bathroom home, where comfort meets style. The bright white kitchen cabinetry and sleek s/s appliances create an inviting space for cooking and preparing meals. In-suite laundry and large storage room adds convenience, while the oversized jacuzzi tub in the ensuite bathroom offers a perfect retreat after a long day. When the warmer months arrive, start your morning with a latte on your private balcony, soaking in the fresh air and sunshine. Close to transit & all the amenities you could imagine. Come in. Warm up. Kick off your shoes and make yourself at home.

Built in 1994

### Essential Information

MLS® # E4426433

Price \$145,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	868
Acres	0.00
Year Built	1994
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	306 9619 174 Street
Area	Edmonton
Subdivision	Terra Losa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6C6

### Amenities

Amenities	Off Street Parking, Parking-Visitor
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 18th, 2025
Days on Market	56
Zoning	Zone 20
Condo Fee	\$605

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