

## \$143,900 - 302 9619 174 Street, Edmonton

MLS® #E4446513

**\$143,900**

2 Bedroom, 2.00 Bathroom, 890 sqft

Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Ease of living awaits you in this 2 bed, 2 bath CORNER unit condo in Terra Losa on the west end of the city. Perfect layout with an entry hallway, large closet and bedrooms on opposite sides of the unit. Primary has spacious closet and 4 pc ensuite. You'll enjoy the refreshed & bright kitchen with newer stainless steel appliances, freshly painted cabinets + updated hardware. Kitchen offers a pass through to the living room which adds extra light and opens up the space. Adjacent to the kitchen is a dining room /w lovely south west facing window. Living room has access to a south facing private balcony where you can lounge in the sun & relax. Beautiful updated flooring throughout with no carpet! This perfect condo is complete with in suite laundry as well as a very large storage room. Enjoy all the amenities this area has to offer including proximity to West Edmonton Mall with future LRT/train, many shops & services, access to the Henday and Whitemud freeways, trails to the nearby pond & park. Welcome Home!

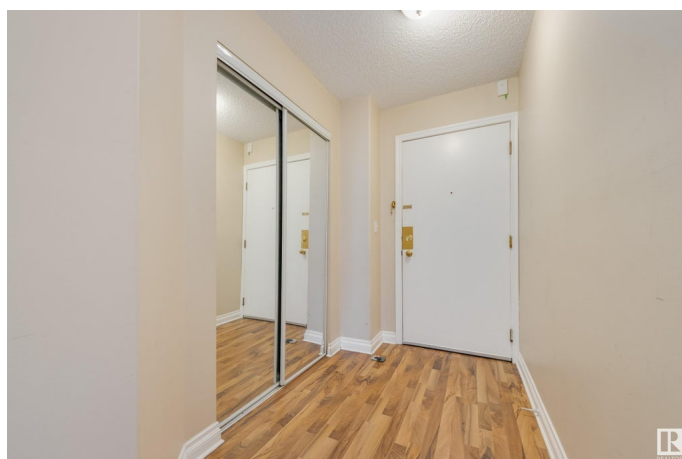
Built in 1994

### Essential Information

MLS® # E4446513

Price \$143,900

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	890
Acres	0.00
Year Built	1994
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	302 9619 174 Street
Area	Edmonton
Subdivision	Terra Losa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6C6

### Amenities

Amenities	Intercom, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Security Door, Storage-In-Suite
Parking Spaces	1
Parking	Stall

### Interior

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

### Exterior

Exterior	Wood, Stucco
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**School Information**

Elementary	AledaPatterson St.Benedict
Middle	AlexJanvier St.ThomasMore
High	JasperPlaceSt.FrancisXavie

**Additional Information**

Date Listed	July 8th, 2025
Days on Market	5
Zoning	Zone 20
Condo Fee	\$634

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 13th, 2025 at 8:02pm MDT