

# \$199,000 - 407 9620 174 Street, Edmonton

MLS® #E4423664

**\$199,000**

3 Bedroom, 2.00 Bathroom, 1,141 sqft  
Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Fantastic 3 bedroom, 2 bathroom condo in convenient west end location! This large top floor, corner unit is perfect for anyone wanting the condo life without giving up space. Over 1100 sq ft allows enough room for everyone. Nicely appointed galley style kitchen overlooks the large family room with access to your private patio. Primary bedroom is a nice size and also features a walk-through closet and 4 piece ensuite. Bedroom 2 is also very large and perfect for room mates. Insuite laundry as well. Close to all amenities and only minutes from West Edmonton Mall. Condo fees include heat, water and sewer. Schedule A must accompany all offers. Property sold "as is, where is"

Built in 1994

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4423664          |
| Price          | \$199,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,141             |
| Acres          | 0.00              |
| Year Built     | 1994              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 407 9620 174 Street |
| Area        | Edmonton            |
| Subdivision | Terra Losa          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 6B9             |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | No Animal Home, No Smoking Home, Parking-Visitor, Vinyl Windows |
| Parking   | Stall   |

### **Interior**

|                   |                        |
|-------------------|------------------------|
| Interior Features | ensuite bathroom       |
| Appliances        | See Remarks            |
| Heating           | Baseboard, Natural Gas |
| # of Stories      | 4                      |
| Stories           | 4                      |
| Has Basement      | Yes                    |
| Basement          | None, No Basement      |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Landscaped, No Through Road, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 3rd, 2025 |
| Days on Market | 38              |
| Zoning         | Zone 20         |
| Condo Fee      | \$616           |

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Listing information last updated on April 10th, 2025 at 1:48pm MDT