

## \$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	59
Zoning	Zone 20
Condo Fee	\$616

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 May 1st, 2025 at 1:47pm MDT