

## \$225,000 - 9730 174 Street, Edmonton

MLS® #E4442435

**\$225,000**

2 Bedroom, 2.00 Bathroom, 954 sqft

Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

**TOP FLOOR! CORNER UNIT! SOARING CEILING! HEATED UNDERGROUND PARKING!** Searching for a character unit with TONS of natural light? This 954 sq ft, 2 bedroom + 2 bathroom in Henday Village (Terra Losa) is a prime unit for those looking to downsize. Featuring hardwood and ceramic tile, high cathedral ceilings with equal window height around the gas fireplace, air conditioning, beautiful wrap around balcony, open floor plan with spacious kitchen with island, & space for both dining & office / hobby space. Good sized bedrooms, inc the primary bed w/ 4 pce ensuite. In suite laundry & 3 pce bath. Underground parking with caged storage. It even has a gym & social room! Condo fees of \$654.36 includes heat, water/sewer, professional management, & more! Walking distance to shopping, amenities, & restaurants make the location a winner.

Built in 2000

### Essential Information

MLS® #	E4442435
Price	\$225,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	954
Acres	0.00
Year Built	2000
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	9730 174 Street
Area	Edmonton
Subdivision	Terra Losa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6J4

### **Amenities**

Amenities	Air Conditioner, Deck, Storage Cage
Parking	Heated, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Insert
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

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

**Additional Information**

Date Listed	June 13th, 2025
Days on Market	3
Zoning	Zone 20
Condo Fee	\$654

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 June 16th, 2025 at 7:17am MDT