

## \$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!

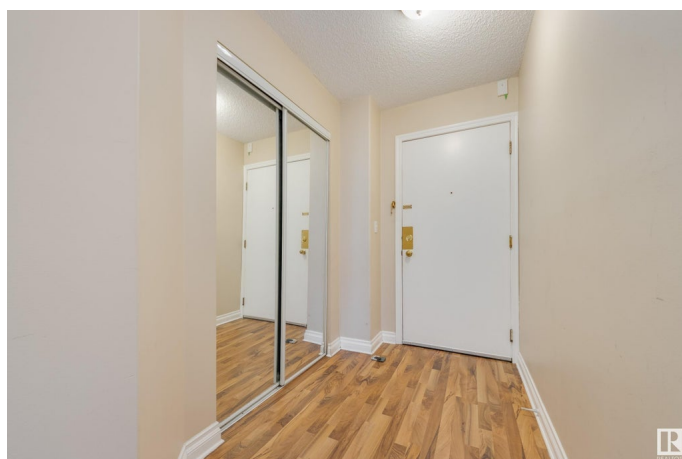
Built in 1994

### 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 | 25             |
| Zoning         | Zone 20        |
| Condo Fee      | \$634          |

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Listing information last updated on August 2nd, 2025 at 4:47am MDT