

\$145,000 - 306 9619 174 Street, Edmonton

MLS® #E4426433

\$145,000

2 Bedroom, 2.00 Bathroom, 868 sqft

Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Welcome to the well-connected and vibrant West Edmonton neighborhood of Terra Losa! Nestled in a prime location, this community offers everything you need just minutes from your doorstep. Enjoy the convenience of Terra Losa Shopping Centre, beautiful parks, a scenic stormwater lake, effortless access to West Edmonton Mall and excellent public transit and major roadways nearby. Step inside this spacious and charming 2-bedroom, 2-bathroom home, where comfort meets style. The bright white kitchen cabinetry and sleek s/s appliances create an inviting space for cooking and preparing meals. In-suite laundry and large storage room adds convenience, while the oversized jacuzzi tub in the ensuite bathroom offers a perfect retreat after a long day. When the warmer months arrive, start your morning with a latte on your private balcony, soaking in the fresh air and sunshine. Close to transit & all the amenities you could imagine. Come in. Warm up. Kick off your shoes and make yourself at home.

Built in 1994

Essential Information

MLS® # E4426433

Price \$145,000

Bedrooms 2



| | |
|----------------|------------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 868 |
| Acres | 0.00 |
| Year Built | 1994 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 306 9619 174 Street |
| Area | Edmonton |
| Subdivision | Terra Losa |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5T 6C6 |

Amenities

| | |
|-----------|-------------------------------------|
| Amenities | Off Street Parking, Parking-Visitor |
| Parking | Stall |

Interior

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

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 18th, 2025 |
| Days on Market | 46 |
| Zoning | Zone 20 |
| Condo Fee | \$605 |

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Listing information last updated on May 3rd, 2025 at 11:02am MDT