

## \$209,900 - 212 17415 99 Avenue, Edmonton

MLS® #E4441060

**\$209,900**

2 Bedroom, 2.00 Bathroom, 1,035 sqft

Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Investor Alert! This spacious 2-bedroom, 2-bathroom end-unit condo in the highly sought-after community of Terra Losa offers excellent value and endless potential. Enjoy the bright and airy open-concept layout, featuring a modern kitchen with updated appliances that flows seamlessly into the dining and living areas—perfect for entertaining or relaxing. The large corner balcony is a standout feature, complete with a gas hookup for your BBQ and a tranquil spot to unwind outdoors. The primary bedroom includes a private en-suite, providing added comfort and convenience. Additional features include central air conditioning, in-suite laundry, and an underground titled parking. Located just minutes from shopping, schools, public transit, and all major amenities, this well-maintained condo offers both comfort and convenience in a prime location.

Built in 2006

### Essential Information

MLS® #	E4441060
Price	\$209,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,035



Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	212 17415 99 Avenue
Area	Edmonton
Subdivision	Terra Losa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 0W8

### **Amenities**

Amenities	Air Conditioner, Carbon Monoxide Detectors, Detectors Smoke, Exercise Room, Intercom, Parking-Visitor
Parking Spaces	1
Parking	Underground

### **Interior**

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

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 6th, 2025
Days on Market	75
Zoning	Zone 20
Condo Fee	\$525

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