

## \$135,000 - 306 9619 174 Street, Edmonton

MLS® #E4451705

**\$135,000**

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® # E4451705

Price \$135,000

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    | August 7th, 2025 |
| Days on Market | 13               |
| Zoning         | Zone 20          |
| Condo Fee      | \$605            |

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 August 20th, 2025 at 2:17am MDT