

## \$239,500 - 319 17415 99 Avenue, Edmonton

MLS® #E4460994

**\$239,500**

2 Bedroom, 2.00 Bathroom, 943 sqft

Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Welcome to The Marquee at Terra Losa, a highly regarded and well-maintained building in one of Edmonton's most convenient locations. This spacious 3rd-floor condo offers an open and functional layout featuring two large bedrooms and two full bathrooms, ideal for professionals, couples, or downsizers. The home is designed for comfort with hardwood and tile flooring, a gas fireplace, and a brand new air conditioning and a new dishwasher wash recently replaced. The kitchen and living area flow seamlessly together, creating a warm and inviting space. A separate in-suite laundry room with high-end washer and dryer adds convenience. The unit has been freshly painted and professionally cleaned, making it move-in ready. Enjoy the added benefits of heated underground parking, a social room, exercise facilities, and a hobby/workshop area. Utilities included are heat, water, and natural gas for the fireplace and BBQ hookup (electricity, internet, and cable extra).

Built in 2006

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4460994  |
| Price     | \$239,500 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                       |
|----------------|-----------------------|
| Full Baths     | 2                     |
| Square Footage | 943                   |
| Acres          | 0.00                  |
| Year Built     | 2006                  |
| Type           | Condo / Townhouse     |
| Sub-Type       | Lowrise Apartment     |
| Style          | Multi Level Apartment |
| Status         | Active                |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 319 17415 99 Avenue |
| Area        | Edmonton            |
| Subdivision | Terra Losa          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6T 0W8             |

### Amenities

|                |                                                                                                                                                                                                                                                                         |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Carbon Monoxide Detectors, Detectors Smoke, Exercise Room, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Patio, Secured Parking, Social Rooms, Vinyl Windows, See Remarks, Storage Cage, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                                                                                                                                                                                                                       |
| Parking        | Underground                                                                                                                                                                                                                                                             |

### Interior

|                   |                                                                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                         |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, TV Wall Mount |
| Heating           | Baseboard, Natural Gas                                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                                      |
| Fireplaces        | Corner                                                                                                                                                                                                   |
| # of Stories      | 4                                                                                                                                                                                                        |
| Stories           | 4                                                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                                      |
| Basement          | None, No Basement                                                                                                                                                                                        |

## Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                     |
| Exterior Features | Airport Nearby, Low Maintenance, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                |
| Construction      | Wood, Vinyl                                                     |
| Foundation        | Concrete Perimeter                                              |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 8                 |
| Zoning         | Zone 20           |
| HOA Fees       | 511.68            |
| HOA Fees Freq. | Monthly           |
| Condo Fee      | \$512             |



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Listing information last updated on October 14th, 2025 at 4:02pm MDT