

## **\$350,000 - 2 9703 174 Street, Edmonton**

MLS® #E4460917

**\$350,000**

2 Bedroom, 2.50 Bathroom, 1,405 sqft

Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

The 2 bedrooms, 2.5 bathroom, 2 Storey townhouse in Terra Losa. Spacious floor plan with beautiful laminate floor throughout, the living area has a corner fireplace. Kitchen is bright, open to breakfast nook with large window and access to raised deck. The upper level has 2 bedrooms with lots of closet space, a master suite with full ensuite, jetted tub and shower, His and Hers closets with mirrored doors and organizers, Basement fully finished with recreation room, also with storage and in-unit laundry. Single attached garage-access directly from unit. Great property to be owned, in a self managed complex. Easy access to West Edmonton Mall, shopping center, schools, parks, restaurants, Anthony Henday and many more. Great property in a great complex and location.

Built in 1994

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4460917  |
| Price          | \$350,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,405     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 1994              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2 9703 174 Street |
| Area        | Edmonton          |
| Subdivision | Terra Losa        |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5T 6C5           |

### Amenities

|           |                                                                  |
|-----------|------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Deck, No Animal Home, No Smoking Home |
| Parking   | Single Garage Attached                                           |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                        |
| Stories           | 3                                                                                |
| Has Basement      | Yes                                                                              |
| Basement          | Full, Finished                                                                   |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                           |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                      |
| Construction      | Wood, Vinyl                                                           |
| Foundation        | Concrete Perimeter                                                    |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2025 |
| Days on Market | 16                |

|           |         |
|-----------|---------|
| Zoning    | Zone 20 |
| Condo Fee | \$351   |

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Listing information last updated on October 20th, 2025 at 6:47pm MDT