

## \$199,000 - 9760 174 Street, Edmonton

MLS® #E4438997

**\$199,000**

2 Bedroom, 2.00 Bathroom, 967 sqft

Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

**CAREFREE LIVING! CORNER END UNIT**  
with **LARGE COVERED WRAP-AROUND BALCONY!** **IMMACULATE CONDITION!**  
**Totally RENOVATED and CARPET FREE!**  
Nothing to do but move in and forget about shovelling snow, cutting grass and dreading the frozen vehicle **UNDERGROUND PARKING!** PLUS an **EXTRA SURFACE PARKING STALL!** Fantastic view from your wrap-around covered balcony! Spacious open concept with an abundance of natural light from your 8 large windows flooding your home! 2 spacious bedrooms, **FULL 4 piece ensuite bath**, Raised eat-in kitchen island, updated counters and backsplash, plus modern colors and decor! Separate laundry room with stacking units, Heated and secured underground parking stall with adjacent storage cage and car wash bay. Quality complex is **PET FRIENDLY**, great social room and exercise room, classy lobby and entrance - **STRESS FREE LIVING!**

Built in 1998

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4438997  |
| Price     | \$199,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 967                    |
| Acres          | 0.00                   |
| Year Built     | 1998                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9760 174 Street |
| Area        | Edmonton        |
| Subdivision | Terra Losa      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 6J4         |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Car Wash, Parking-Visitor, Party Room, Secured Parking, Security Door, Storage Cage |
| Parking Spaces | 2  |
| Parking        | Underground  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Garage Control, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| 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                      May 28th, 2025  
Days on Market                18  
Zoning                              Zone 20  
Condo Fee                        \$612

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