

Courtesy Of Doris S Wyatt and Ian K Robertson Of RE/MAX Elite

## \$219,900 - 332 9704 174 Street, Edmonton

MLS® #E4428812

**\$219,900**

2 Bedroom, 2.00 Bathroom, 979 sqft  
Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Welcome Home! This 978 sq ft 2 bed, 2 bath unit is **SIMPLY STUNNING!** With bright windows allowing the light to flow throughout. Meticulously & lovingly cared for! Featuring a spacious entrance, open kitchen layout with white cupboards, plenty of prep space & appliances only a year old! In suite laundry is off kitchen with a stacked washer/dryer & custom shelving. The living room is bright with 2 extra side windows & access to the balcony-NO parking lot views here! The primary suite is very spacious & features a 4 pc ensuite! The 2nd bedroom is steps to the 3 piece bath, perfect for guests! Upgraded flooring, newer AC, blinds, fresh paint & more! Perks include titled underground parking with storage, just steps to the elevator & parking is angled for extra door space! Extra outdoor stall available for rent. Building features a car wash, exercise & social room. Located near major shopping, public transit & easy access to all amenities, including Westend Seniors Activity Centre. Heat & water included in fees

Built in 2002

### Essential Information

MLS® #	E4428812
Price	\$219,900
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	979
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	332 9704 174 Street
Area	Edmonton
Subdivision	Terra Losa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6J4

### **Amenities**

Amenities	Car Wash, Deck, Exercise Room, Parking-Visitor, Security Door, Social Rooms, See Remarks
Parking	Heated, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Flat Site, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	8
Zoning	Zone 20
Condo Fee	\$654

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 April 10th, 2025 at 10:02pm MDT