

## \$169,900 - 309 17467 98a Avenue, Edmonton

MLS® #E4431566

**\$169,900**

2 Bedroom, 2.00 Bathroom, 831 sqft

Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Fully RENOVATED unit welcomes you into a BRIGHT dining-living room area that opens into an airy balcony perfect to enjoy your everyday morning coffee. Immaculate 2 bed 2 bath 3rd floor condo in the heart of Terra Losa. This unit has been completely beautifully renovated throughout. Upgrades include porcelain tile, laminate flooring, brand new kitchen cabinets, quartz countertops, STAINLESS-STEEL Appliances, high end faucets/showers/bathroom, mirrored closet doors, en-suite laundry and spacious storage with shelves the list goes on. It is a well-managed complex, lots of visitor parking, within walking distance to major shopping centres, West Edmonton Mall, The Misericordia Hospital, and future LRT Station. Great for first time home buyer or investment!

Built in 1995

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4431566  |
| Price          | \$169,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 831       |
| Acres          | 0.00      |
| Year Built     | 1995      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 309 17467 98a Avenue |
| Area        | Edmonton             |
| Subdivision | Terra Losa           |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 6E9              |

### Amenities

|           |   |
|-----------|---|
| Amenities | Intercom, Parking-Plug-Ins, Parking-Visitor, Storage-In-Suite |
| Parking   | Stall   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Baseboard, Water  |
| # of Stories      | 4   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

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

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 3                |

|           |         |
|-----------|---------|
| Zoning    | Zone 20 |
| Condo Fee | \$572   |

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Listing information last updated on April 19th, 2025 at 11:17pm MDT