

## \$165,000 - 309 17467 98a Avenue, Edmonton

MLS® #E4432676

**\$165,000**

2 Bedroom, 2.00 Bathroom, 830 sqft

Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Step into this fully renovated condo located in the vibrant community of Terra Losa. This stylish 2-bedroom, 2-bathroom unit features a bright open-concept layout, complete with a spacious dining area and a private balcony—perfect for relaxing or entertaining. The primary bedroom offers a full en-suite bathroom, adding comfort and privacy. Throughout the unit, you'll find elegant porcelain tile and durable vinyl flooring. The kitchen stands out with brand new cabinetry, sleek quartz countertops with stainless-steel appliances, while mirrored closet doors add a modern touch. Additional highlights include in-suite laundry, and a generous storage area with built-in shelving. Located in an excellent area, this home is within walking distance of West Edmonton Mall, the Misericordia Hospital, schools, and public transportation.

Built in 1995

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4432676  |
| Price          | \$165,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 830       |
| 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 25th, 2025 |
|-------------|------------------|

|                |         |
|----------------|---------|
| Days on Market | 6       |
| Zoning         | Zone 20 |
| Condo Fee      | \$572   |

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Listing information last updated on May 1st, 2025 at 2:17pm MDT