

# **\$189,900 - 305 17519 98a Avenue, Edmonton**

MLS® #E4443329

**\$189,900**

2 Bedroom, 2.00 Bathroom, 1,146 sqft

Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Welcome to Balmoral Court, an exclusive 55+ community, featuring this spacious 1,146 sqft 3rd floor condo in a prime location. The unit features a bright and functional layout with a large living room that opens onto a generous covered balcony. The primary bedroom includes a large walk-in closet and 4pce ensuite. On the other side of the main 4-piece bathroom is a second bedroom. In-suite laundry and custom built-ins is another bonus of this unit. Additional features include an TWO underground heated parking stalls and a storage lockers. Balmoral Court provides a peaceful and well-managed environment, just steps away from the West Edmonton Seniors Activity Centre. Building amenities include a BBQ and picnic area, social rooms, a workshop, and a spacious courtyard. Enjoy the convenience of nearby restaurants, churches, grocery stores, and a picturesque pond with benches and walking paths. Experience the exceptional value of this unit!

Built in 1993

## **Essential Information**

MLS® #	E4443329
Price	\$189,900
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,146
Acres	0.00
Year Built	1993
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	305 17519 98a Avenue
Area	Edmonton
Subdivision	Terra Losa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6C1

### Amenities

Amenities	Closet Organizers, Parking-Visitor, Party Room, Secured Parking, Workshop, Storage Cage
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Picnic Area, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 19th, 2025
Days on Market	4
Zoning	Zone 20
Condo Fee	\$649

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