

## **\$150,000 - 141 9704 174 Street, Edmonton**

MLS® #E4463328

**\$150,000**

1 Bedroom, 1.00 Bathroom, 742 sqft

Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Perfectly situated in the vibrant west-end community of Terra Losa, this main-floor suite offers the ideal blend of comfort & convenience – with TWO titled parking stalls, including one just steps from your patio & another secure underground! Step inside this well-maintained, air-conditioned home, where neutral laminate floors flow through the bright open living area, kitchen, & dining space. The timeless white kitchen offers plenty of counter space – perfect for meal prep or morning coffee. Enjoy the peace & privacy of the oversized patio. There is a king-sized primary bedroom & a spacious bathroom that features classic ceramic tile flooring. Additional highlights include in-suite laundry, extra storage & a separate storage locker in the parkade. This pet-friendly complex is beautifully managed and offers fantastic amenities – 3 different social rooms, fitness rooms & car wash bays. All close to shopping, transportation, Terra Losa Lake, the seniors centre and more. This is a move in ready home!

Built in 2002

### **Essential Information**

MLS® # E4463328

Price \$150,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 742                    |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 141 9704 174 Street |
| Area        | Edmonton            |
| Subdivision | Terra Losa          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 6J4             |

### Amenities

|           |                                                                                                                             |
|-----------|-----------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Car Wash, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Patio, Storage Cage |
| Parking   | Heated, Stall, Underground                                                                                                  |

### Interior

|              |                                                                                                                                         |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, 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, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                   |
| Construction      | Wood, Stucco                                       |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 24th, 2025  
Days on Market                2  
Zoning                              Zone 20  
Condo Fee                        \$536



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