

# \$154,900 - 323 9620 174 Street, Edmonton

MLS® #E4420450

**\$154,900**

2 Bedroom, 1.00 Bathroom, 815 sqft  
Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Welcome to this bright and spacious third-floor unit in the heart of Tera Losa! Offering over 800 sq. ft., this south-facing condo features a private balcony with partial views of the park and water across the street. Inside, you'll find 2 generous bedrooms, in-suite laundry, and an inviting open-concept layout. One outdoor parking stall is included, and condo fees (under \$500/month) cover heat and water. Enjoy the convenience of nearby shopping, transit, and all amenities in this fantastic location. Don't miss out!

Built in 1994

## Essential Information

MLS® #	E4420450
Price	\$154,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	815
Acres	0.00
Year Built	1994
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

## Community Information



Address	323 9620 174 Street
Area	Edmonton
Subdivision	Terra Losa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6B9

### **Amenities**

Amenities	No Animal Home, No Smoking Home, Parking-Visitor, Security Door
Parking Spaces	1
Parking	Stall

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 5th, 2025
Days on Market	59
Zoning	Zone 20
Condo Fee	\$444

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