

## **\$193,000 - 135 9704 174 Street, Edmonton**

MLS® #E4457675

**\$193,000**

2 Bedroom, 2.00 Bathroom, 915 sqft

Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

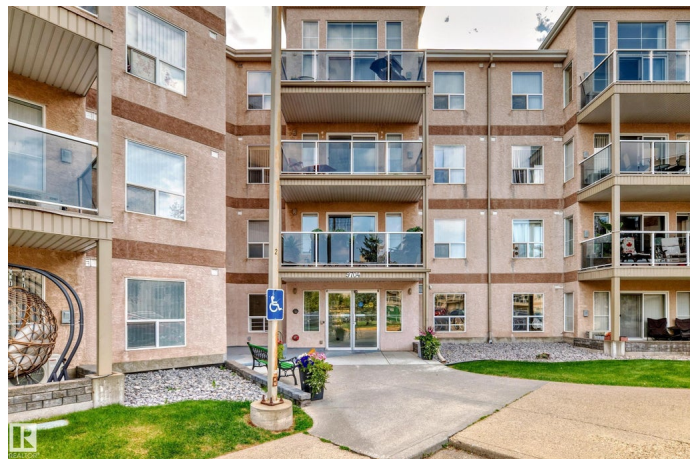
Terrific Terra Losa Turn Key Condo! Open the front door to a spacious foyer w/ modern FRESH PAINT & NEWER FLOORING throughout! LARGE WINDOWS draw you into your open concept living area. The kitchen has NEWER S/S APPLIANCES, UNDER CABINET LIGHTING & a good amount of counter space! There is a KING SIZED PRIMARY BEDROOM w/ 4 PIECE ENSUITE, a second spacious bedroom, & additional 3 pc bath w/ corner shower. For the hot summer days, enjoy the CENTRAL A/C or you can enjoy your GROUND FLOOR PRIVATE PATIO on tranquil GREEN SPACE! TITLED HEATED UNDERGROUND PARKING w/ STORAGE LOCKER at the front of the stall! This adult only Building is PET FRIENDLY w/board approval, has ample visitor parking & amenities include EXERCISE ROOM, CAR WASH & SOCIAL ROOM. Condo fee includes heat, water & more. Walkable Location with Grocery, Pharmacy, Shopping, Bus, Future LRT, Terra Losa Lake, Senior Center, Churches & West Edmonton Mall close by. No more shovelling snow, chipping ice from your windshield or cutting grass!

Built in 2002

### **Essential Information**

MLS® #

E4457675



|                |                        |
|----------------|------------------------|
| Price          | \$193,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 915                    |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 135 9704 174 Street |
| Area        | Edmonton            |
| Subdivision | Terra Losa          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 6J4             |

### Amenities

|           |                                                                                                                                                                                                                          |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Car Wash, Detectors Smoke, Exercise Room, Intercom, Parking-Visitor, Patio, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Storage-In-Suite, Storage Cage |
| Parking   | Underground                                                                                                                                                                                                              |

### Interior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Hot Water, Water                                                                                                                              |
| # of Stories      | 4                                                                                                                                             |
| Stories           | 1                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                           |
| Basement          | None, No Basement                                                                                                                             |

### Exterior

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

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 13th, 2025 |
| Days on Market | 2                    |
| Zoning         | Zone 20              |
| Condo Fee      | \$622                |

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Listing information last updated on September 15th, 2025 at 1:03pm MDT