

Courtesy Of Doris S Wyatt and Ian K Robertson Of RE/MAX Elite

## \$219,900 - 332 9704 174 Street, Edmonton

MLS® #E4428812

**\$219,900**

2 Bedroom, 2.00 Bathroom, 979 sqft  
Condo / Townhouse on 0.00 Acres

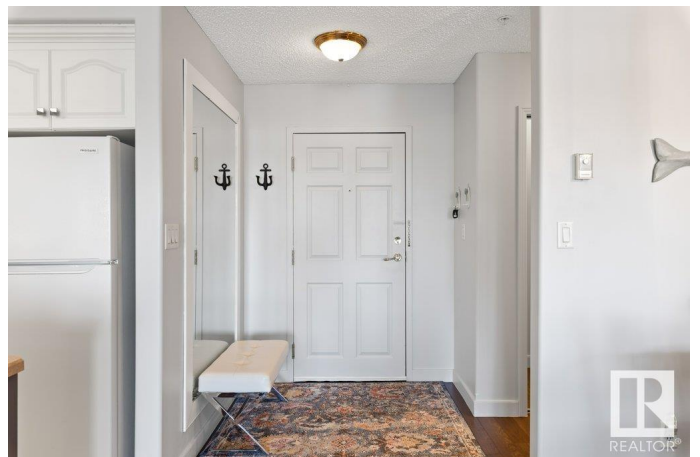
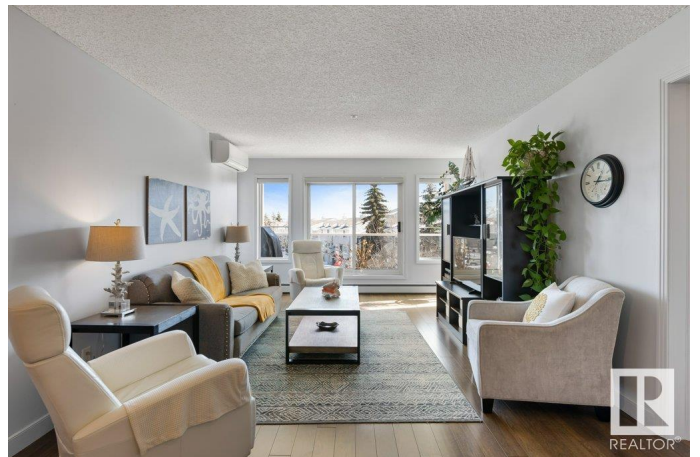
Terra Losa, Edmonton, AB

Welcome Home! This 978 sq ft 2 bed, 2 bath unit is **SIMPLY STUNNING!** With bright windows allowing the light to flow throughout. Meticulously & lovingly cared for! Featuring a spacious entrance, open kitchen layout with white cupboards, plenty of prep space & appliances only a year old! In suite laundry is off kitchen with a stacked washer/dryer & custom shelving. The living room is bright with 2 extra side windows & access to the balcony-NO parking lot views here! The primary suite is very spacious & features a 4 pc ensuite! The 2nd bedroom is steps to the 3 piece bath, perfect for guests! Upgraded flooring, newer AC, blinds, fresh paint & more! Perks include titled underground parking with storage, just steps to the elevator & parking is angled for extra door space! Extra outdoor stall available for rent. Building features a car wash, exercise & social room. Located near major shopping, public transit & easy access to all amenities, including Westend Seniors Activity Centre. Heat & water included in fees

Built in 2002

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4428812  |
| Price    | \$219,900 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 979                    |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 332 9704 174 Street |
| Area        | Edmonton            |
| Subdivision | Terra Losa          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 6J4             |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Car Wash, Deck, Exercise Room, Parking-Visitor, Security Door, Social Rooms, See Remarks |
| Parking   | Heated, Underground  |

### **Interior**

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

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Flat Site, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 9               |
| Zoning         | Zone 20         |
| Condo Fee      | \$654           |

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Listing information last updated on April 12th, 2025 at 3:32am MDT