

## \$194,900 - 134 9704 174 Street, Edmonton

MLS® #E4439141

**\$194,900**

2 Bedroom, 2.00 Bathroom, 922 sqft

Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Welcome to Henday Village, an 18+ complex. This well maintained corner unit provides privacy & scenic views, backing onto green space for a peaceful setting. Featuring 2 bedrooms & 2 bathrooms, the freshly painted interior is filled with natural light thanks to large windows in the living room. The open-concept design features hard surface floors throughout, kitchen with a newer dishwasher & microwave, breakfast bar & dining area. The spacious primary offers a walk-through closet & 4-pc ensuite, while the large 2nd bedroom is conveniently located near the 3-pc. Additional perks include: large in-suite laundry/storage room, titled underground parking, storage cage & A/C. Henday Village is known for its excellent amenities, including a garbage chute on every floor, social & exercise room, car wash, and more. Located close to the Westend Seniors Centre, public transit, dining options, and with Safeway, H&W Produce, and other shopping choices just a short walk away for those without a vehicle!

Built in 2002

### Essential Information

MLS® # E4439141

Price \$194,900

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	922
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	134 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, Parking-Visitor, Party Room, Patio, Storage Cage
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
# 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                      May 29th, 2025  
Days on Market                10  
Zoning                              Zone 20  
Condo Fee                        \$622

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