

## **\$350,000 - 17616 96 Avenue, Edmonton**

MLS® #E4436260

**\$350,000**

3 Bedroom, 2.50 Bathroom, 1,429 sqft  
Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

This is the one youâ€™ve been waiting for! Nestled in a well-managed complex, this beautifully upgraded END UNIT, 3 bed, 2.5 bath townhome offers the perfect blend of style, space & location, offering nearly 1,900 sqft (1428+383) of total living space in a well-managed complex. Step inside to discover gleaming hardwood floors, stunning kitchen w/ solid oak cabinets, granite countertops & stainless steel appliancesâ€”a true chefâ€™s delight! The open-concept main floor is bright & inviting, perfect for entertaining or cozy nights in. Upstairs, youâ€™ll find 3 generous bedrooms, including a spacious primary retreat w/ 4-piece ensuite. The fully finished basement adds a large rec roomâ€”ideal for a home gym, playroom or movie nights. Additional features include AC, single attached garage, new composite deck & natural gas BBQ line. All of this in an unbeatable west-end locationâ€”just 5 minutes to West Edmonton Mall, close to major roadways, transit, shops & amenities. This home checks all the boxes!

Built in 1993

### **Essential Information**

MLS® #	E4436260
Price	\$350,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,429
Acres	0.00
Year Built	1993
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	17616 96 Avenue
Area	Edmonton
Subdivision	Terra Losa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6C2

### Amenities

Amenities	On Street Parking, Air Conditioner, Deck, No Animal Home, No Smoking Home, Parking-Visitor, Natural Gas BBQ Hookup
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Landscaped, No Back Lane, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 13th, 2025
Days on Market	37
Zoning	Zone 20
Condo Fee	\$435

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 19th, 2025 at 6:47pm MDT