# \$194,900 - 407 9620 174 Street, Edmonton

MLS® #E4442170

# \$194,900

3 Bedroom, 2.00 Bathroom, 1,110 sqft Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Spacious 3-Bedroom, 2-Bath Top Floor Condo â€" West End Gem! Welcome to this fantastic top floor corner unit offering over 1,100 sq ft of living space in a super convenient West End location! This rare 3-bedroom, 2-bathroom condo gives you all the benefits of condo living without sacrificing space. The bright and functional galley-style kitchen opens to a generous family room, perfect for entertaining or relaxing. Step out onto your private patio and enjoy the view from above! The primary suite features a walk-through closet and a 4-piece ensuite, while the second bedroom is surprisingly large â€" ideal for roommates, guests, or a home office. Enjoy the convenience of in-suite laundry, plus a third bedroom for even more flexibility. You're just minutes from West Edmonton Mall, with easy access to shopping, dining, transit, and more. Condo fees include heat and water, making this an excellent value in a sought-after area.



Built in 1994

#### **Essential Information**

MLS® # E4442170 Price \$194,900

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 1,110
Acres 0.00
Year Built 1994

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

# **Community Information**

Address 407 9620 174 Street

Area Edmonton
Subdivision Terra Losa
City Edmonton
County ALBERTA

Province AB

Postal Code T5T 6B9

# **Amenities**

Amenities Parking-Visitor, Vinyl Window

Parking Stall

### Interior

Interior Features ensuite bathroom

Appliances See Remarks

Heating Baseboard, Natural Gas

# of Stories 4
Stories 1
Has Basement Yes

Basement None, No Basement

## **Exterior**

Exterior Wood, Stucco

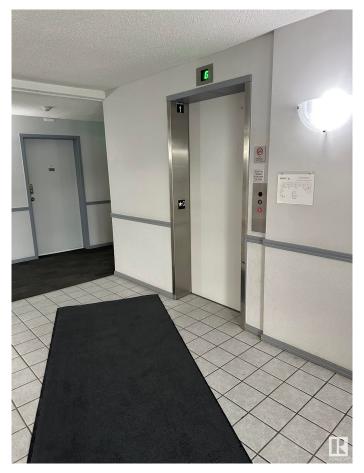
Exterior Features Landscaped, No Through Ro

Roof Asphalt Shingles
Construction Wood, Stucco

Foundation Concrete Perimeter

### **Additional Information**

Date Listed June 13th, 2025





Days on Market 4

Zoning Zone 20

RE / Bank Owned Yes

Condo Fee \$616

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 17th, 2025 at 3:02pm MDT