

Courtesy Of Christopher Cousens Of AB Realty Ltd

## \$229,900 - 317 17459 98a Avenue, Edmonton

MLS® #E4424043

**\$229,900**

2 Bedroom, 2.00 Bathroom, 983 sqft  
Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Welcome to Grande West living where you can experience a perfect blend of form and function within this beautiful two bedroom, two bathroom condo. With every square foot thoughtfully utilized to create a space that is highly practical for any type of buyer. The open-concept design seamlessly connects living, dining, and kitchen areas, fostering a sense of spaciousness. This lovely condo has two bathrooms on opposite sides of the unit that allows a sense of space may it be a roommate or other family member that you are living with. Convenience takes center stage with the inclusion of not just one, but two titled parking stalls. Whether you have multiple vehicles or desire extra parking for guests, this feature ensures hassle-free urban living. No need for the extra spot? Take advantage of an option to rent the second titled parking stall to other members of the condo to help supplement your living expenses.

Built in 1997

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4424043  |
| Price      | \$229,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                       |
|----------------|-----------------------|
| Square Footage | 983                   |
| Acres          | 0.00                  |
| Year Built     | 1997                  |
| Type           | Condo / Townhouse     |
| Sub-Type       | Lowrise Apartment     |
| Style          | Multi Level Apartment |
| Status         | Active                |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 317 17459 98a Avenue |
| Area        | Edmonton             |
| Subdivision | Terra Losa           |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 6M4              |

### Amenities

|               |  |
|---------------|--|
| Amenities     | Off Street Parking, Intercom, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Social Rooms, Storage Cage |
| Parking       | Underground  |
| Is Waterfront | Yes  |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Backs Onto Lake, Backs Onto Park/Trees, Golf Nearby, Playground Nearby, Public Transportation |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |

Foundation            Concrete Perimeter

**Additional Information**

Date Listed            March 5th, 2025

Days on Market      32

Zoning                Zone 20

Condo Fee            \$535

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Listing information last updated on April 6th, 2025 at 4:02am MDT