

## \$197,400 - 342 9704 174 Street, Edmonton

MLS® #E4426340

**\$197,400**

2 Bedroom, 2.00 Bathroom, 962 sqft  
Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Step into this impeccably maintained 2 bedroom, 2 bath condo where an open floor plan with an abundance of natural light creates a warm and inviting atmosphere. The spacious living area seamlessly flows from the kitchen and dining space into the Great Room area, making it perfect for both relaxation and entertaining. The spacious primary bedroom offers a walk-through closet and a 4-piece ensuite, while the second bedroom is a comfortable size and conveniently located near the 3-piece bathroom. Features consist of in-suite laundry, a private balcony to enjoy your morning coffee or just unwind, AC unit, titled underground parking stall with storage cage conveniently located directly across from the carwash area. Other perks include access to heated underground carwash, exercise and social rooms (with a cozy library!) in all buildings via the underground parkade. Great location - close to Westend Seniors Centre, Safeway, Terra Losa Shopping centre, restaurants, WEM and quick primary road access.

Built in 2002

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4426340  |
| Price  | \$197,400 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 962                    |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 342 9704 174 Street |
| Area        | Edmonton            |
| Subdivision | Terra Losa          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 6J4             |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Secured Parking, Vinyl Windows, Storage Cage |
| Parking Spaces | 1   |
| Parking        | Heated, Parkade, Stall, Underground   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, 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 | Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | A.Patterson/St.Benedict    |
| Middle     | A.Janvier/St.Thomas More   |
| High       | Jasper Place/St. F. Xavier |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 19th, 2025 |
| Days on Market | 30               |
| Zoning         | Zone 20          |
| Condo Fee      | \$644            |

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Listing information last updated on April 17th, 2025 at 11:47pm MDT