

## \$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	20
Zoning	Zone 20
Condo Fee	\$644

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 April 8th, 2025 at 5:32am MDT