

## \$225,000 - 9730 174 Street, Edmonton

MLS® #E4442435

**\$225,000**

2 Bedroom, 2.00 Bathroom, 954 sqft

Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

**TOP FLOOR! CORNER UNIT! SOARING CEILING! HEATED UNDERGROUND PARKING!** Searching for a character unit with TONS of natural light? This 954 sq ft, 2 bedroom + 2 bathroom in Henday Village (Terra Losa) is a prime unit for those looking to downsize. Featuring hardwood and ceramic tile, high cathedral ceilings with equal window height around the gas fireplace, air conditioning, beautiful wrap around balcony, open floor plan with spacious kitchen with island, & space for both dining & office / hobby space. Good sized bedrooms, inc the primary bed w/ 4 pce ensuite. In suite laundry & 3 pce bath. Underground parking with caged storage. It even has a gym & social room! Condo fees of \$654.36 includes heat, water/sewer, professional management, & more! Walking distance to shopping, amenities, & restaurants make the location a winner.

Built in 2000

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4442435  |
| Price      | \$225,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 954                    |
| Acres          | 0.00                   |
| Year Built     | 2000                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 9730 174 Street |
| Area        | Edmonton        |
| Subdivision | Terra Losa      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 6J4         |

### **Amenities**

|           |                                     |
|-----------|-------------------------------------|
| Amenities | Air Conditioner, Deck, Storage Cage |
| Parking   | Heated, Underground                 |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Hot Water, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Insert   |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                    |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter                                  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 20         |
| Condo Fee      | \$654           |

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Listing information last updated on June 15th, 2025 at 9:47pm MDT