

# **\$199,000 - 116 9730 174 Street, Edmonton**

MLS® #E4461699

**\$199,000**

2 Bedroom, 2.00 Bathroom, 952 sqft

Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Looking for a lovely condo in the west end? This one is perfect! End unit on the main floor with LARGE WINDOWS that draw you into your open concept living room/kitchen and dining room. There is a KING SIZED PRIMARY BEDROOM w/ 4 PIECE ENSUITE, a second spacious bedroom, & additional 3 pc bath w/ corner shower. For the hot summer days, enjoy the CENTRAL A/C or your GROUND FLOOR PRIVATE PATIO on tranquil GREEN SPACE! For the cold day enjoy the GAS FIREPLACE and the TITLED HEATED UNDERGROUND PARKING w/ STORAGE LOCKER beside the stall PLUS there is a second SURFACE STALL RIGHT OUTSIDE THE UNIT! This adult only Building is PET FRIENDLY w/board approval, has ample visitor parking & amenities include EXERCISE ROOM, CAR WASH & SOCIAL ROOM. Condo fee includes heat, water & more. Walkable Location with Grocery, Pharmacy, Shopping, Bus, Future LRT, Terra Losa Lake, Senior Center, Churches & West Edmonton Mall close by. No more shovelling snow, chipping ice from your windshield or cutting grass!

Built in 2000

## **Essential Information**

MLS® #

E4461699



|                |                        |
|----------------|------------------------|
| Price          | \$199,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 952                    |
| Acres          | 0.00                   |
| Year Built     | 2000                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 116 9730 174 Street |
| Area        | Edmonton            |
| Subdivision | Terra Losa          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 6J4             |

### Amenities

|           |                                                                                                                                              |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Car Wash, Exercise Room, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Patio, Social Rooms, Storage Cage |
| Parking   | Heated, Stall, Underground                                                                                                                   |

### Interior

|                   |                                                                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Freezer, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Window Coverings |
| Heating           | Hot Water, Water                                                                                                                                                                            |
| # of Stories      | 4                                                                                                                                                                                           |
| Stories           | 1                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                         |
| Basement          | None, No Basement                                                                                                                                                                           |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                               |
| Exterior Features | Corner Lot, Landscaped, Level Land, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                           |
| Construction      | Wood, Stucco                                                               |
| Foundation        | Concrete Perimeter                                                         |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 13                 |
| Zoning         | Zone 20            |
| Condo Fee      | \$654              |

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Listing information last updated on October 23rd, 2025 at 4:17pm MDT