

Courtesy Of Derek Hulewicz Of RE/MAX Real Estate

## \$259,900 - 17447 98a Avenue, Edmonton

MLS® #E4440210

**\$259,900**

2 Bedroom, 2.00 Bathroom, 1,192 sqft

Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

**STEPS FROM THE LAKE!** Don't miss your chance to own this **IMMACULATE 3RD FLOOR**, 2 bed plus den, 2 bath corner condo in Promenade Terra Losa! This unit boasts: galley kitchen, ample dining area and spacious living room which opens onto a generous and covered southeast-facing balcony. Primary bedroom has walk-through closet and 4pc ensuite and the other bedroom is separated by the living room with adjacent 4 pc bath. The den which has a window is large enough to fit a murphy bed and be used as an office or a guest room. Other features are: vinyl plank flooring, large in-suite laundry/storage room, 4 ceiling fans, elevator and visitor parking. **WOW-2 parking stalls!** One heated underground with storage cage and one energized surface parking stall. All utilities included in condo fees except power. Quick access to major amenities nearby, Terra Losa Shopping Centre, West Edmonton Mall and major routes such as Anthony Henday Drive. **MOVE IN READY WITH QUICK POSSESSION!**

Built in 1999

### Essential Information

MLS® # E4440210

Price \$259,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,192
Acres	0.00
Year Built	1999
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	17447 98a Avenue
Area	Edmonton
Subdivision	Terra Losa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6M4

### Amenities

Amenities	Deck, Detectors Smoke, Intercom, Parking-Plug-Ins, Parking-Visitor, Secured Parking, Television Connection, Vinyl Windows, Storage Cage
Parking Spaces	2
Parking	Heated, Stall, Underground

### Interior

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

### Exterior

Exterior	Wood, Stucco
Exterior Features	Flat Site, Golf Nearby, No Through Road, Public Transportation,

	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 4th, 2025
Days on Market	12
Zoning	Zone 20
Condo Fee	\$722

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 June 15th, 2025 at 9:47pm MDT