

## \$189,900 - 17415 99 Avenue, Edmonton

MLS® #E4440768

**\$189,900**

1 Bedroom, 1.00 Bathroom, 722 sqft

Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Beautiful TOP FLOOR 1 bedroom + 1 bath condo with amazing walkability – welcome to Marquis in Terra Losa! Spacious unit features lovely open-concept kitchen with stainless steel appliances, new BOSCH dishwasher, loads of counter space, custom cabinetry, raised breakfast bar + space for a dining room table. The living room features a corner gas fireplace & lovely glass patio doors leading to the cozy balcony (w/ views of greenspace/courtyard + gas line for BBQ). Large primary bedroom (with blackout blind) + spotless 4 piece bath. Numerous upgrades - including hardwood floors, custom cabinetry and California Closets organizers. Convenient in-suite laundry (NEW WASHER & DRYER!) and underground parking stall with storage cage. Building is in superb location – walk to all amenities, shops and restaurants. Plus public transit is right outside your door! Upscale building with visitor parking + a lovely green space and picnic area - welcome home!

Built in 2006

### Essential Information

MLS® #	E4440768
Price	\$189,900
Bedrooms	1
Bathrooms	1.00



Full Baths	1
Square Footage	722
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	17415 99 Avenue
Area	Edmonton
Subdivision	Terra Losa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 0W8

### **Amenities**

Amenities	Air Conditioner, Parking-Visitor, Recreation Room/Centre, Secured Parking, Storage-In-Suite
Parking Spaces	1
Parking	Underground

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See

	Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 5th, 2025
Days on Market	10
Zoning	Zone 20
Condo Fee	\$410

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