

# \$229,900 - 433 9704 174 Street, Edmonton

MLS® #E4444630

**\$229,900**

2 Bedroom, 2.00 Bathroom, 1,038 sqft  
Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Welcome to your new home in the desirable community of Terra Losa! TOP LEVEL WITH 12-FT HIGH CEILING IN LIVING ROOM! This stunning TWO-bedroom unit offers the perfect combination of peace and convenience, with quick access to West Edmonton Mall shopping centers. Step inside and feel the warmth of natural sunlight. The en-suite master bedroom features large window, a walk-through closet, and an en-suite bath that offers the ultimate in luxury and relaxation. The unit also comes with a spacious living room with HIGH CEILING and dining room. No need to worry about parking with the underground and heated parking spot during the winter months. Amenity includes mini gym and social room. Don't miss out on this exceptional opportunity to own a beautiful and convenient home in the heart of Terra Losa!

Built in 2002

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4444630  |
| Price          | \$229,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,038     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2002                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 433 9704 174 Street |
| Area        | Edmonton            |
| Subdivision | Terra Losa          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 6J4             |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Air Conditioner, No Smoking Home, Patio |
| Parking   | Underground                             |

### **Interior**

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

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Downtown |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### **School Information**

|            |                        |
|------------|------------------------|
| Elementary | Aleda Patterson School |
|------------|------------------------|

|        |                     |
|--------|---------------------|
| Middle | Alex Janvier School |
| High   | Jasper Place School |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 16              |
| Zoning         | Zone 20         |
| Condo Fee      | \$654           |

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 July 12th, 2025 at 4:17pm MDT