

## \$165,000 - 307 17467 98a Avenue, Edmonton

MLS® #E4435354

**\$165,000**

2 Bedroom, 2.00 Bathroom, 844 sqft

Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Sunny bright 2 bedroom unit with newer laminate flooring (2023). The galley kitchen features ample white cabinets, counter space and has a new dishwasher. Popular floorplan features two bathrooms, and the bedrooms are on opposite ends of the suite, perfect for roommates! The master bedroom features a walk through closet to the full 4 piece bathroom with jet tub. Stackable washer and dryer is in the hall, plus there is a storage room in the unit. The balcony with gas barbeque hookup faces east and overlooks your surface parking stall (#15) that is very close to the main entrance. There is also potential to rent another parking stall (normally charge \$50/month). Prime location near the lake and walking trails. Shopping, church and restaurants are also walking distance away.

Built in 1995

### Essential Information

MLS® #	E4435354
Price	\$165,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	844
Acres	0.00
Year Built	1995



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	307 17467 98a Avenue
Area	Edmonton
Subdivision	Terra Losa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6E9

### Amenities

Amenities	Off Street Parking, Intercom, Parking-Extra, Parking-Visitor, Security Door, Storage-In-Suite, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 8th, 2025
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Days on Market	75
Zoning	Zone 20
Condo Fee	\$572

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