

## \$194,900 - 407 9620 174 Street, Edmonton

MLS® #E4442170

**\$194,900**

3 Bedroom, 2.00 Bathroom, 1,110 sqft

Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Spacious 3-Bedroom, 2-Bath Top Floor Condo â€œ West End Gem! Welcome to this fantastic top floor corner unit offering over 1,100 sq ft of living space in a super convenient West End location! This rare 3-bedroom, 2-bathroom condo gives you all the benefits of condo living without sacrificing space. The bright and functional galley-style kitchen opens to a generous family room, perfect for entertaining or relaxing. Step out onto your private patio and enjoy the view from above! The primary suite features a walk-through closet and a 4-piece ensuite, while the second bedroom is surprisingly large â€œ ideal for roommates, guests, or a home office. Enjoy the convenience of in-suite laundry, plus a third bedroom for even more flexibility. You're just minutes from West Edmonton Mall, with easy access to shopping, dining, transit, and more. Condo fees include heat and water, making this an excellent value in a sought-after area.

Built in 1994

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4442170  |
| Price      | \$194,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,110                  |
| Acres          | 0.00                   |
| Year Built     | 1994                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 407 9620 174 Street |
| Area        | Edmonton            |
| Subdivision | Terra Losa          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 6B9             |

### Amenities

|           |                               |
|-----------|-------------------------------|
| Amenities | Parking-Visitor, Vinyl Window |
| Parking   | Stall                         |

### Interior

|                   |                        |
|-------------------|------------------------|
| Interior Features | ensuite bathroom       |
| Appliances        | See Remarks            |
| Heating           | Baseboard, Natural Gas |
| # of Stories      | 4                      |
| Stories           | 1                      |
| Has Basement      | Yes                    |
| Basement          | None, No Basement      |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior          | Wood, Stucco              |
| Exterior Features | Landscaped, No Through Ro |
| Roof              | Asphalt Shingles          |
| Construction      | Wood, Stucco              |
| Foundation        | Concrete Perimeter        |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 13th, 2025 |
|-------------|-----------------|



|                 |         |
|-----------------|---------|
| Days on Market  | 4       |
| Zoning          | Zone 20 |
| RE / Bank Owned | Yes     |
| Condo Fee       | \$616   |

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Listing information last updated on June 17th, 2025 at 1:47am MDT