

## \$219,500 - 319 9730 174 Street, Edmonton

MLS® #E4452125

**\$219,500**

2 Bedroom, 2.00 Bathroom, 977 sqft

Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

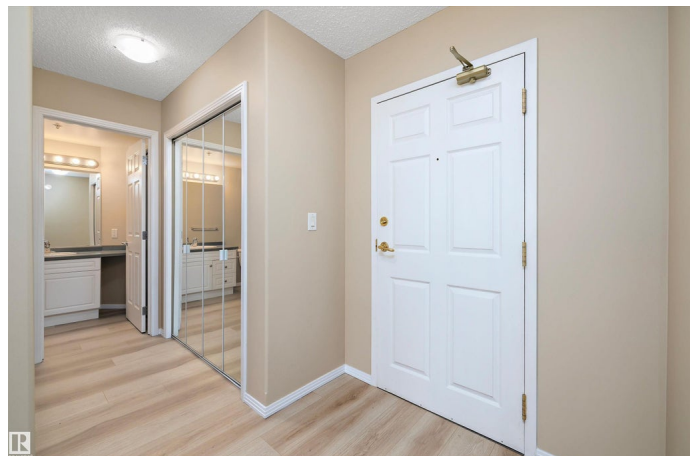
Welcome to Henday Village! This immaculately maintained 2 bed, 2 bath condo in a sought-after 18+ community offers comfort, style & convenience. The thoughtful split-bedroom layout places each bedroom next to its own full bath for maximum privacy. A bright U-shaped kitchen with pantry, generous cabinets & raised breakfast bar opens to a dining area & sun-filled living room with access to a covered SW-facing balcony overlooking landscaped grounds. The spacious primary bedroom boasts a walk-through closet & 4-pc ensuite. Added perks include in-suite laundry with storage & titled heated underground parking with storage cage. Building amenities: fully equipped fitness room, social/party room, car wash bay & ample visitor parking. Condo fees cover heat, water & more. Enjoy a prime Terra Losa location steps to shopping, restaurants, parks, walking trails & transit, minutes to WEM, Misericordia Hospital & Anthony Henday. Move-in ready in a secure, well-managed building! Immediate possession available!

Built in 2000

### Essential Information

MLS® # E4452125

Price \$219,500



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 977                    |
| Acres          | 0.00                   |
| Year Built     | 2000                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 319 9730 174 Street |
| Area        | Edmonton            |
| Subdivision | Terra Losa          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 6J4             |

### Amenities

|           |                                                                                                                  |
|-----------|------------------------------------------------------------------------------------------------------------------|
| Amenities | Detectors Smoke, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Social Rooms, Storage-In-Suite |
| Parking   | Underground                                                                                                      |

### Interior

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

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                    |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 8                |
| Zoning         | Zone 20          |
| Condo Fee      | \$633            |

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Listing information last updated on August 16th, 2025 at 3:32am MDT