

## \$165,000 - 9620 174 Street, Edmonton

MLS® #E4439719

**\$165,000**

2 Bedroom, 1.00 Bathroom, 906 sqft

Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Great investment and/or first time buyer opportunity in The Pointe West On The Lake. This condominium is priced with seller being aware that some renovations will need to be done. There are no outstanding levies and/or assessments. This unit has 2 generous bedrooms, 4 piece bathroom, great living room space with a south facing balcony (3.07x2.36), in suite laundry and powered parking stall #184 almost straight below the unit so you can start your car from the unit on those cold winter days.

Built in 1994

### Essential Information

MLS® #	E4439719
Price	\$165,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	906
Acres	0.00
Year Built	1994
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information



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

### **Amenities**

Amenities	Intercom
Parking	Stall

### **Interior**

Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Baseboard, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Golf Nearby, Park/Reserve, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	A. Patterson, Annunciation
Middle	St. Thomas More
High	Jasper High,Francis Xavier

### **Additional Information**

Date Listed	May 31st, 2025
Days on Market	16
Zoning	Zone 20
Condo Fee	\$490

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 June 15th, 2025 at 10:47pm MDT