

## \$225,000 - 209 17407 99 Avenue, Edmonton

MLS® #E4458590

**\$225,000**

2 Bedroom, 2.00 Bathroom, 1,029 sqft

Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Welcome to this second floor 2 bedroom, 2 bath condo that the perfect blend of comfort and convenience. The spacious primary suite features a walkthrough closet to the 3-piece ensuite, while the second bedroom is ideally located next to a full bath—perfect for guests or roommates. The kitchen boasts ample cabinetry, a functional island with eating bar, and sleek black appliances. Enjoy the open-concept layout that flows into a bright living room with brand new vinyl plank flooring throughout, a cozy corner gas fireplace, and patio doors leading to a east-facing balcony ideal for morning light. This unit is complete with in-suite laundry and a titled underground parking stall with a large storage cage. Residents also enjoy access to an Exercise Room and Social Room. Located directly across from Terra Losa Shopping Centre, you™ll love the easy access to shopping, dining, public transit, and everyday amenities, and a semi-private lake nearby!

Built in 2006

### Essential Information

MLS® #	E4458590
Price	\$225,000
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,029
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	209 17407 99 Avenue
Area	Edmonton
Subdivision	Terra Losa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 0W7

### **Amenities**

Amenities	Air Conditioner, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Social Rooms, Sprinkler System-Fire, Storage Cage
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, See Remarks
Heating	Fan Coil, Natural Gas
Fireplace	Yes
Fireplaces	Corner
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 19th, 2025
Days on Market	2
Zoning	Zone 20
Condo Fee	\$560

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