

## \$228,000 - 302 17407 99 Avenue, Edmonton

MLS® #E4464333

**\$228,000**

2 Bedroom, 2.00 Bathroom, 957 sqft

Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Don't miss this renovated 950 sq. ft. corner unit in The Marquee at Terra Losa! This bright and spacious 2-bedroom, 2-bathroom home features upgraded finishes, a functional open layout, in-suite laundry, central A/C, and a Jacuzzi tub. Enjoy two parking stalls—one heated underground (#76) and one surface stall (#191)—plus a northwest-facing wraparound balcony with a BBQ gas line. Conveniently located steps from shopping, restaurants, grocery stores, and transit, with West Edmonton Mall and a scenic semi-private lake nearby. Building amenities include an exercise room and media room. This unit offers comfort, convenience, and an unbeatable location!

Built in 2006

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4464333          |
| Price          | \$228,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 957               |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 302 17407 99 Avenue |
| Area        | Edmonton            |
| Subdivision | Terra Losa          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 0W7             |

### Amenities

|           |                                                                        |
|-----------|------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Parking-Visitor, Secured Parking, Security Door |
| Parking   | Stall, Underground                                                     |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                     |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                            |
| # of Stories      | 4                                                                                                    |
| Stories           | 1                                                                                                    |
| Has Basement      | Yes                                                                                                  |
| Basement          | See Remarks                                                                                          |

### Exterior

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

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 5                  |
| Zoning         | Zone 20            |
| Condo Fee      | \$556              |

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Listing information last updated on November 5th, 2025 at 11:17am MST