

## \$200,000 - 402 9620 174 Street, Edmonton

MLS® #E4463166

**\$200,000**

3 Bedroom, 2.00 Bathroom, 1,125 sqft

Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Top-Floor Corner Unit! Bright, spacious, and beautifully maintained – this 3-bedroom, 2-bathroom condo offers an open-concept layout with lots of windows filling the space with natural light. The fresh, white galley-style kitchen provides plenty of storage and prep space, flowing seamlessly into the dining and living areas. Enjoy the sunny south-facing balcony, ideal for relaxing or entertaining. Featuring sleek slate tile flooring, and a functional design throughout. Situated in a quiet, well-managed building within walking distance to West Edmonton Mall, with easy access to transit, shopping, and schools. A perfect blend of comfort, style, and convenience in a prime west-end location!

Built in 1994

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4463166          |
| Price          | \$200,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,125             |
| Acres          | 0.00              |
| Year Built     | 1994              |
| Type           | Condo / Townhouse |



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

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 402 9620 174 Street |
| Area        | Edmonton            |
| Subdivision | Terra Losa          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 6B9             |

### Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Amenities      | No Animal Home, No Smoking Home, Parking-Visitor, See Remarks |
| Parking Spaces | 1                                                             |
| Parking        | Stall                                                         |
| Is Waterfront  | Yes                                                           |

### Interior

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

### Exterior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                        |
| Exterior Features | Backs Onto Lake, Golf Nearby, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                    |
| Construction      | Wood, Stucco                                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                                  |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2025 |
| Days on Market | 3                  |

|           |         |
|-----------|---------|
| Zoning    | Zone 20 |
| Condo Fee | \$626   |

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Listing information last updated on October 26th, 2025 at 8:02pm MDT