

## \$195,000 - 236 9620 174 Street, Edmonton

MLS® #E4450624

**\$195,000**

3 Bedroom, 2.00 Bathroom, 1,187 sqft  
Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

3 Bedroom Condo overlooking a SERENE lake with STUNNING VIEWS from each window!! Kitchen is SPACIOUS & FUNCTIONAL w/NO SHORTAGE of counter & cupboard space. DINING AREA is perfect for ENTERTAINING your GUESTS & is open to the living rm w/patio doors that lead to a VERY PRIVATE BALCONY with unbeatable view. KING-SIZED master bedroom has a walk-thru closet & 4 PCE ensuite. The 2nd & 3rd bedrooms are GOOD SIZED & located on opposite sides of the unit. Another 4 pce bath & LAUNDRY ROOM w/storage space complete this home. TOO MANY GREAT FEATURES TO LIST: over 1,100 sq. feet, TONS of NATURAL LIGHT, COVERED PARKING & condo fees include heat & water. A few blocks from West Edmonton Mall & MANY amenities! You will never have to go far to shop or socialize

Built in 1994

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4450624  |
| Price          | \$195,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,187     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1994                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 236 9620 174 Street |
| Area        | Edmonton            |
| Subdivision | Terra Losa          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 6B9             |

### Amenities

|               |                           |
|---------------|---------------------------|
| Amenities     | Intercom, Parking-Visitor |
| Parking       | Single Carport            |
| Is Waterfront | Yes                       |

### Interior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                        |
| Appliances        | Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Baseboard, Natural Gas                                                  |
| # of Stories      | 4                                                                       |
| Stories           | 4                                                                       |
| Has Basement      | Yes                                                                     |
| Basement          | None, See Remarks                                                       |

### Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                   |
| Exterior Features | Backs Onto Lake, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Lake |
| Roof              | Asphalt Shingles                                                                               |
| Construction      | Wood, Stucco                                                                                   |
| Foundation        | Concrete Perimeter                                                                             |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 9               |
| Zoning         | Zone 20         |
| Condo Fee      | \$626           |

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Listing information last updated on August 9th, 2025 at 2:32pm MDT