

# \$229,900 - 111 17407 99 Avenue, Edmonton

MLS® #E4431608

**\$229,900**

2 Bedroom, 2.00 Bathroom, 945 sqft  
Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Well-located main floor corner unit at The Marquee in Terra Losa—close to shopping, WEM, Misericordia Hospital, Stony Plain Road, and more. This 944 sq ft unit features a spacious foyer, in-suite laundry, and 2 bedrooms on opposite sides for privacy. The open layout includes a bright living area with a corner gas fireplace and patio doors to a large L-shaped patio surrounded by green space. The kitchen opens to a dining area with a window for natural light. The primary bedroom includes dual closets and a 3-pc ensuite. The second bedroom and full bath are on the other side of the unit beside one another. Comes with 2 titled parking stalls—1 underground with a storage cage, and 1 surface stall near the entrance. Newer appliances: fridge and microwave (2022), washer/dryer and central A/C (2024). Building amenities include a social room and a gym.

Built in 2006

## Essential Information

MLS® #	E4431608
Price	\$229,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	945



17407 99 Street NW, Edmonton, AB, T5X 5V1  
This plan is for illustrative purposes only and should not be used as a basis for any purchase or sale.



Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	111 17407 99 Avenue
Area	Edmonton
Subdivision	Terra Losa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 0W7

### **Amenities**

Amenities	Deck, Exercise Room, Parking-Visitor, Party Room
Parking Spaces	2
Parking	Stall, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 18th, 2025
Days on Market	15
Zoning	Zone 20
Condo Fee	\$556

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 May 3rd, 2025 at 4:17pm MDT