

## \$148,900 - 221 9620 174 Street, Edmonton

MLS® #E4439719

**\$148,900**

2 Bedroom, 1.00 Bathroom, 906 sqft

Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Great investment and/or first time buyer opportunity in The Pointe West On The Lake. This condominium is priced with seller being aware that some work will need to be done.

There are no outstanding levies and/or assessments. This unit has 2 generous bedrooms, 4 piece bathroom, great living room space with a south facing balcony (3.07x2.36), in suite laundry and powered parking stall #184 almost straight below the unit so you can start your car from the unit on those cold winter days. Only ONE cat allowed, with Board Approval.

Built in 1994

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4439719               |
| Price          | \$148,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 906                    |
| Acres          | 0.00                   |
| Year Built     | 1994                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |



## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 221 9620 174 Street |
| Area        | Edmonton            |
| Subdivision | Terra Losa          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 6B9             |

## Amenities

|           |          |
|-----------|----------|
| Amenities | Intercom |
| Parking   | Stall    |

## Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating      | Baseboard, Water  |
| # of Stories | 4   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Fenced, Golf Nearby, Park/Reserve, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

## School Information

|            |                            |
|------------|----------------------------|
| Elementary | A. Patterson, Annunciation |
| Middle     | St. Thomas More            |
| High       | Jasper High,Francis Xavier |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 31st, 2025 |
| Days on Market | 79             |
| Zoning         | Zone 20        |
| Condo Fee      | \$490          |

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Listing information last updated on August 18th, 2025 at 7:17am MDT