# \$239,800 - 302 17407 99 Avenue, Edmonton

MLS® #E4437333

### \$239,800

2 Bedroom, 2.00 Bathroom, 958 sqft Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Don't miss this bright and spacious 950 sq ft corner unit in The Marquee at Terra Losa! This beautifully maintained 2-bedroom, 2-bathroom home features upgraded finishes throughout, two parkings, one heated underground #76 and one stall #191, and a northwest-facing wraparound balcony with a BBQ gas lineâ€"perfect for relaxing evenings. Highlights include: Jacuzzi tub Central A/C In-suite laundry Open, functional layout Enjoy convenient access to top retailers, restaurants, and grocery storesâ€"all within walking distance, including West Edmonton Mall. A bus stop is right outside, and a scenic semi-private lake is just steps away. Building amenities: Exercise room Media room This unit offers both comfort and convenience in an ideal location!



#### **Essential Information**

MLS® # E4437333 Price \$239,800

Bedrooms 2

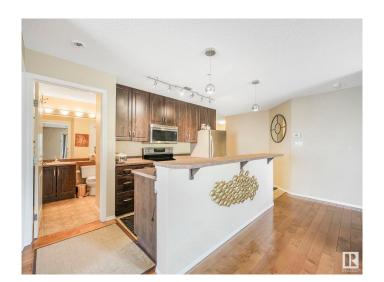
Bathrooms 2.00

Full Baths 2

Square Footage 958

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, Exercise Room, Intercom, Security Door

Parking Spaces 2

Parking Stall, Underground

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Furniture Included, Hood Fan, Refrigerator,

Stove-Electric

Heating Forced Air-1, Natural Gas

Fireplaces Corner

# of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed May 17th, 2025

Days on Market 20

Zoning Zone 20

Condo Fee \$536

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 June 6th, 2025 at 7:17am MDT