

## **\$159,900 - 307 17467 98a Avenue, Edmonton**

MLS® #E4449111

**\$159,900**

2 Bedroom, 2.00 Bathroom, 844 sqft

Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Welcome to this sunny and bright 2 bedroom unit with newer laminate flooring (2023). The galley kitchen features ample white cabinets, counter space and has a new dishwasher. Popular floorplan features two bathrooms, and the bedrooms are on opposite ends of the suite, perfect for roommates! The master bedroom features a walk through closet to the full 4 piece bathroom with jet tub. Stackable washer and dryer is in the hall, plus there is a storage room in the unit. The balcony with gas barbeque hookup faces east and overlooks your surface parking stall (#15) that is very close to the main entrance. The balconies are being replaced by the condo. There is also potential to rent another parking stall (normally charge \$50/month). Prime location near the lake and walking trails. Shopping, church and restaurants are also walking distance away. Quick possession is available.

Built in 1995

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4449111  |
| Price          | \$159,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 844       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1995                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 307 17467 98a Avenue |
| Area        | Edmonton             |
| Subdivision | Terra Losa           |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 6E9              |

### Amenities

|                |                                                                                                                       |
|----------------|-----------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, Intercom, Parking-Extra, Parking-Visitor, Security Door, Storage-In-Suite, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                                                                     |
| Parking        | Stall                                                                                                                 |

### Interior

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

### Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                      |
| Exterior Features | Flat Site, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                 |
| Construction      | Wood, Vinyl                                                                      |
| Foundation        | Concrete Perimeter                                                               |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 12              |
| Zoning         | Zone 20         |
| Condo Fee      | \$572           |

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Listing information last updated on August 2nd, 2025 at 10:47pm MDT