

## \$219,900 - 17415 99 Avenue, Edmonton

MLS® #E4441060

**\$219,900**

2 Bedroom, 2.00 Bathroom, 1,035 sqft

Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Investor Alert! This spacious 2-bedroom, 2-bathroom end-unit condo in the highly sought-after community of Terra Losa offers excellent value and endless potential. Enjoy the bright and airy open-concept layout, featuring a modern kitchen with updated appliances that flows seamlessly into the dining and living areas—perfect for entertaining or relaxing. The large corner balcony is a standout feature, complete with a gas hookup for your BBQ and a tranquil spot to unwind outdoors. The primary bedroom includes a private en-suite, providing added comfort and convenience. Additional features include central air conditioning, in-suite laundry, and an underground titled parking. Located just minutes from shopping, schools, public transit, and all major amenities, this well-maintained condo offers both comfort and convenience in a prime location.

Built in 2006

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4441060  |
| Price          | \$219,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,035     |



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

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 17415 99 Avenue |
| Area        | Edmonton        |
| Subdivision | Terra Losa      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 0W8         |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Carbon Monoxide Detectors, Detectors Smoke, Exercise Room, Intercom, Parking-Visitor |
| Parking Spaces | 1   |
| Parking        | Underground   |

### **Interior**

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

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Golf Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 10             |
| Zoning         | Zone 20        |
| Condo Fee      | \$525          |

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Listing information last updated on June 15th, 2025 at 9:31pm MDT