

# \$195,000 - 236 9620 174 Street, Edmonton

MLS® #E4450624

**\$195,000**

3 Bedroom, 2.00 Bathroom, 1,187 sqft  
Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

3 Bedroom Condo overlooking a SERENE lake with STUNNING VIEWS from each window!! Kitchen is SPACIOUS & FUNCTIONAL w/NO SHORTAGE of counter & cupboard space. DINING AREA is perfect for ENTERTAINING your GUESTS & is open to the living rm w/patio doors that lead to a VERY PRIVATE BALCONY with unbeatable view. KING-SIZED master bedroom has a walk-thru closet & 4 PCE ensuite. The 2nd & 3rd bedrooms are GOOD SIZED & located on opposite sides of the unit. Another 4 pce bath & LAUNDRY ROOM w/storage space complete this home. TOO MANY GREAT FEATURES TO LIST: over 1,100 sq. feet, TONS of NATURAL LIGHT, COVERED PARKING & condo fees include heat & water. A few blocks from West Edmonton Mall & MANY amenities! You will never have to go far to shop or socialize

Built in 1994

## Essential Information

MLS® #	E4450624
Price	\$195,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,187



Acres	0.00
Year Built	1994
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	236 9620 174 Street
Area	Edmonton
Subdivision	Terra Losa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6B9

### Amenities

Amenities	Intercom, Parking-Visitor
Parking	Single Carport
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, See Remarks

### Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Lake, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Lake
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 31st, 2025
Days on Market	2
Zoning	Zone 20
Condo Fee	\$626

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