

## \$189,000 - 334 9620 174 Street, Edmonton

MLS® #E4455215

**\$189,000**

2 Bedroom, 1.00 Bathroom, 878 sqft

Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Stunning Lakefront Views! It's rare to find a home in the heart of vibrant West Edmonton that offers this kind of natural beauty. This 3rd floor condo backs directly onto a serene lake, offering peace, privacy, and breathtaking sunsets from every room. Beautifully updated with brand-new luxury vinyl flooring and fresh paint throughout, this bright and airy suite features a smart, functional layout: two spacious bedrooms with custom closet organizers, a walk-through kitchen, in-suite laundry and storage, plus air conditioning and a brand new toilet for year-round comfort. Whether you're relaxing in the living room, unwinding in the bedroom, or stepping out onto your west-facing covered balcony, you'll enjoy beautiful lake views, all just minutes from West Edmonton Mall and countless shopping and dining options. The unit also comes with a covered parking stall and convenient elevator access. Available for immediate possession - perfect for both nature lovers and city lifestyle seekers.

Built in 1994

### Essential Information

MLS® # E4455215

Price \$189,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 878                    |
| Acres          | 0.00                   |
| Year Built     | 1994                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 334 9620 174 Street |
| Area        | Edmonton            |
| Subdivision | Terra Losa          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 6B9             |

### **Amenities**

|               |                                                                                                                                                           |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Air Conditioner, Closet Organizers, Detectors Smoke, No Animal Home, Parking-Visitor, Security Door, Sprinkler System-Fire, Storage-In-Suite, See Remarks |
| Parking       | Stall, See Remarks                                                                                                                                        |
| Is Waterfront | Yes                                                                                                                                                       |

### **Interior**

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

### **Exterior**

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                      |
| Exterior Features | Backs Onto Lake, Landscaped, Park/Reserve, Public Transportation, Shopping Nearby, View Lake, Waterfront Property |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 20                |
| Zoning         | Zone 20           |
| Condo Fee      | \$444             |

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Listing information last updated on September 18th, 2025 at 9:17pm MDT