

\$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

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 August 2nd, 2025 at 9:17am MDT