

# \$229,900 - 111 17407 99 Avenue, Edmonton

MLS® #E4431608

**\$229,900**

2 Bedroom, 2.00 Bathroom, 945 sqft  
Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Well-located main floor corner unit at The Marquee in Terra Losa—close to shopping, WEM, Misericordia Hospital, Stony Plain Road, and more. This 944 sq ft unit features a spacious foyer, in-suite laundry, and 2 bedrooms on opposite sides for privacy. The open layout includes a bright living area with a corner gas fireplace and patio doors to a large L-shaped patio surrounded by green space. The kitchen opens to a dining area with a window for natural light. The primary bedroom includes dual closets and a 3-pc ensuite. The second bedroom and full bath are on the other side of the unit beside one another. Comes with 2 titled parking stalls—1 underground with a storage cage, and 1 surface stall near the entrance. Newer appliances: fridge and microwave (2022), washer/dryer and central A/C (2024). Building amenities include a social room and a gym.

Built in 2006

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4431608  |
| Price          | \$229,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 945       |



17407 99 Street NW, Edmonton, AB, T5X 5V1  
This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase.



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

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 111 17407 99 Avenue |
| Area        | Edmonton            |
| Subdivision | Terra Losa          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 0W7             |

### Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Amenities      | Deck, Exercise Room, Parking-Visitor, Party Room |
| Parking Spaces | 2                                                |
| Parking        | Stall, Underground                               |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                      |
| Fireplace         | Yes                                                                                                            |
| Fireplaces        | Corner                                                                                                         |
| # of Stories      | 3                                                                                                              |
| Stories           | 1                                                                                                              |
| Has Basement      | Yes                                                                                                            |
| Basement          | None, No Basement                                                                                              |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Shopping Nearby    |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 13               |
| Zoning         | Zone 20          |
| Condo Fee      | \$556            |

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 May 1st, 2025 at 1:17pm MDT