

## \$163,900 - 429 9620 174 Street, Edmonton

MLS® #E4459703

**\$163,900**

2 Bedroom, 2.00 Bathroom, 789 sqft

Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Bright top-floor 2 bedroom, 2 bathroom condo offering 789 sq ft of comfortable living space in the heart of West Edmonton — just steps to public transit and minutes from groceries, shopping, and West Edmonton Mall. This well-maintained unit features an open-concept layout with newer laminate flooring in the living areas and bathrooms, brand new carpet in both bedrooms, and fresh paint throughout. Enjoy a spacious living room with access to your private balcony, perfect for relaxing or entertaining. The kitchen offers ample cabinet space and flows nicely into the dining and living areas. The primary bedroom includes a walk-through closet and full ensuite, while the second bedroom and full bath are privately situated on the opposite side — ideal for roommates, guests, or a home office setup. Great accessibility with 2 elevators- one just out the door that leads to an entry across from the parking stall that comes with this unit!

Built in 1994

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4459703  |
| Price      | \$163,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 789                    |
| Acres          | 0.00                   |
| Year Built     | 1994                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 429 9620 174 Street |
| Area        | Edmonton            |
| Subdivision | Terra Losa          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 6B9             |

### Amenities

|                |                                                                                                     |
|----------------|-----------------------------------------------------------------------------------------------------|
| Amenities      | No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Storage-In-Suite, Vinyl Windows |
| Parking Spaces | 1                                                                                                   |
| Parking        | Stall                                                                                               |

### Interior

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

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                     |
| Exterior Features | Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                 |
| Construction      | Wood, Stucco                                                     |
| Foundation        | Concrete Perimeter                                               |

## School Information

|            |                            |
|------------|----------------------------|
| Elementary | Aleda Patterson, Alex Janv |
| Middle     | Alex Janvier               |
| High       | Jasper Place               |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 13                   |
| Zoning         | Zone 20              |
| Condo Fee      | \$436                |



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Listing information last updated on October 8th, 2025 at 4:02am MDT