

## \$194,900 - 407 9620 174 Street, Edmonton

MLS® #E4442170

**\$194,900**

3 Bedroom, 2.00 Bathroom, 1,110 sqft

Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Spacious 3-Bedroom, 2-Bath Top Floor Condo â€“ West End Gem! Welcome to this fantastic top floor corner unit offering over 1,100 sq ft of living space in a super convenient West End location! This rare 3-bedroom, 2-bathroom condo gives you all the benefits of condo living without sacrificing space. The bright and functional galley-style kitchen opens to a generous family room, perfect for entertaining or relaxing. Step out onto your private patio and enjoy the view from above! The primary suite features a walk-through closet and a 4-piece ensuite, while the second bedroom is surprisingly large â€“ ideal for roommates, guests, or a home office. Enjoy the convenience of in-suite laundry, plus a third bedroom for even more flexibility. You're just minutes from West Edmonton Mall, with easy access to shopping, dining, transit, and more. Condo fees include heat and water, making this an excellent value in a sought-after area.

Built in 1994

### Essential Information

MLS® #	E4442170
Price	\$194,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,110
Acres	0.00
Year Built	1994
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	407 9620 174 Street
Area	Edmonton
Subdivision	Terra Losa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6B9

### Amenities

Amenities	Parking-Visitor, Vinyl Window
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Landscaped, No Through Ro
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 13th, 2025
-------------	-----------------



Days on Market	3
Zoning	Zone 20
RE / Bank Owned	Yes
Condo Fee	\$616

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 June 16th, 2025 at 4:02pm MDT