

## \$165,000 - 307 17467 98a Avenue, Edmonton

MLS® #E4435354

**\$165,000**

2 Bedroom, 2.00 Bathroom, 844 sqft

Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Sunny bright 2 bedroom unit with newer laminate flooring (2023). The galley kitchen features ample white cabinets and counter space. Popular floorplan features two bathrooms, and the bedrooms are on opposite ends of the suite, perfect for roommates! The master bedroom features a walk through closet to the full 4 piece bathroom with jet tub. Stackable washer and dryer is in the hall, plus there is a storage room in the unit. The balcony with gas barbeque hookup faces east and overlooks your surface parking stall (#15) that is very close to the main entrance. There is also potential to rent another parking stall (normally charge \$50/month). Prime location near the lake and walking trails. Shopping, church and restaurants are also walking distance away.

Built in 1995

### Essential Information

MLS® #	E4435354
Price	\$165,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	844
Acres	0.00
Year Built	1995



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	307 17467 98a Avenue
Area	Edmonton
Subdivision	Terra Losa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6E9

### Amenities

Amenities	Off Street Parking, Intercom, Parking-Extra, Parking-Visitor, Security Door, Storage-In-Suite, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Stall

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 8th, 2025
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Days on Market	7
Zoning	Zone 20
Condo Fee	\$687

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Listing information last updated on May 14th, 2025 at 10:47pm MDT