

## \$189,900 - 17415 99 Avenue, Edmonton

MLS® #E4440768

**\$189,900**

1 Bedroom, 1.00 Bathroom, 722 sqft

Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Beautiful TOP FLOOR 1 bedroom + 1 bath condo with amazing walkability – welcome to Marquis in Terra Losa! Spacious unit features lovely open-concept kitchen with stainless steel appliances, new BOSCH dishwasher, loads of counter space, custom cabinetry, raised breakfast bar + space for a dining room table. The living room features a corner gas fireplace & lovely glass patio doors leading to the cozy balcony (w/ views of greenspace/courtyard + gas line for BBQ). Large primary bedroom (with blackout blind) + spotless 4 piece bath. Numerous upgrades - including hardwood floors, custom cabinetry and California Closets organizers. Convenient in-suite laundry (NEW WASHER & DRYER!) and underground parking stall with storage cage. Building is in superb location – walk to all amenities, shops and restaurants. Plus public transit is right outside your door! Upscale building with visitor parking + a lovely green space and picnic area - welcome home!

Built in 2006

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4440768  |
| Price     | \$189,900 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 722                    |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 17415 99 Avenue |
| Area        | Edmonton        |
| Subdivision | Terra Losa      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 0W8         |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Parking-Visitor, Recreation Room/Centre, Secured Parking, Storage-In-Suite |
| Parking Spaces | 1   |
| Parking        | Underground   |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | Corner   |
| # of Stories | 4  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See |

|              | Remarks            |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 11             |
| Zoning         | Zone 20        |
| Condo Fee      | \$410          |

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Listing information last updated on June 15th, 2025 at 10:32pm MDT