

## \$239,800 - 302 17407 99 Avenue, Edmonton

MLS® #E4437333

**\$239,800**

2 Bedroom, 2.00 Bathroom, 958 sqft

Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Don't miss this bright and spacious 950 sq ft corner unit in The Marquee at Terra Losa! This beautifully maintained 2-bedroom, 2-bathroom home features upgraded finishes throughout, two parkings, one heated underground #76 and one stall #191, and a northwest-facing wraparound balcony with a BBQ gas line—perfect for relaxing evenings. Highlights include: Jacuzzi tub Central A/C In-suite laundry Open, functional layout Enjoy convenient access to top retailers, restaurants, and grocery stores—all within walking distance, including West Edmonton Mall. A bus stop is right outside, and a scenic semi-private lake is just steps away. Building amenities: Exercise room Media room This unit offers both comfort and convenience in an ideal location!

Built in 2006

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4437333  |
| Price          | \$239,800 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 958       |
| Acres          | 0.00      |
| Year Built     | 2006      |



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

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 302 17407 99 Avenue |
| Area        | Edmonton            |
| Subdivision | Terra Losa          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 0W7             |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Exercise Room, Intercom, Security Door |
| Parking Spaces | 2   |
| Parking        | Stall, Underground                                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Furniture Included, Hood Fan, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplaces        | Corner   |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

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

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 17th, 2025 |
|-------------|----------------|

|                |         |
|----------------|---------|
| Days on Market | 31      |
| Zoning         | Zone 20 |
| Condo Fee      | \$536   |

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 17th, 2025 at 3:17pm MDT