

## \$130,000 - 131 9620 174 Street, Edmonton

MLS® #E4465534

**\$130,000**

1 Bedroom, 1.00 Bathroom, 641 sqft

Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Perfect for a first-time buyer or an investor, this well-located Terra Losa condo puts you steps from shopping, restaurants, banking, medical services, and west-end amenities. This 1-bedroom, 1-bath unit has been freshly painted from top to bottom, including the ceilings, and features brand-new carpet and updated lighting. The bright kitchen offers a sunshine ceiling and a pass-through to the living room for an open, connected feel, plus newer fridge, dishwasher, and faucet. The living and dining areas are comfortably sized, and the spacious bedroom includes double mirrored closets. You'll love the brand-new washer and dryer in the in-suite laundry room, which also provides extra storage. Enjoy coffee or wine on your patio with the convenience of your parking stall right outside the door. Updated windows and patio doors add value and comfort. Immediate possession is available—just move in and enjoy.

Built in 1994

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4465534  |
| Price      | \$130,000 |
| Bedrooms   | 1         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 641                    |
| Acres          | 0.00                   |
| Year Built     | 1994                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 131 9620 174 Street |
| Area        | Edmonton            |
| Subdivision | Terra Losa          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 6B9             |

### Amenities

|               |             |
|---------------|-------------|
| Amenities     | See Remarks |
| Parking       | Stall       |
| Is Waterfront | Yes         |

### Interior

|              |                                                                                              |
|--------------|----------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Baseboard, Natural Gas                                                                       |
| # of Stories | 4                                                                                            |
| Stories      | 4                                                                                            |
| Has Basement | Yes                                                                                          |
| Basement     | None, No Basement                                                                            |

### Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                              |
| Exterior Features | Backs Onto Lake, Landscaped, Level Land, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                         |
| Construction      | Wood, Vinyl                                                                              |
| Foundation        | Concrete Perimeter                                                                       |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 12th, 2025 |
| Days on Market | 2                   |
| Zoning         | Zone 20             |
| Condo Fee      | \$352               |

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 November 14th, 2025 at 6:32am MST