

Courtesy Of Christopher Cousens Of AB Realty Ltd

## \$229,900 - 317 17459 98a Avenue, Edmonton

MLS® #E4424043

**\$229,900**

2 Bedroom, 2.00 Bathroom, 983 sqft  
Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Welcome to Grande West living where you can experience a perfect blend of form and function within this beautiful two bedroom, two bathroom condo. With every square foot thoughtfully utilized to create a space that is highly practical for any type of buyer. The open-concept design seamlessly connects living, dining, and kitchen areas, fostering a sense of spaciousness. This lovely condo has two bathrooms on opposite sides of the unit that allows a sense of space may it be a roommate or other family member that you are living with. Convenience takes center stage with the inclusion of not just one, but two titled parking stalls. Whether you have multiple vehicles or desire extra parking for guests, this feature ensures hassle-free urban living. No need for the extra spot? Take advantage of an option to rent the second titled parking stall to other members of the condo to help supplement your living expenses.

Built in 1997

### Essential Information

MLS® #	E4424043
Price	\$229,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	983
Acres	0.00
Year Built	1997
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

### Community Information

Address	317 17459 98a Avenue
Area	Edmonton
Subdivision	Terra Losa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6M4

### Amenities

Amenities	Off Street Parking, Intercom, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Social Rooms, Storage Cage
Parking	Underground
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Golf Nearby, Playground Nearby, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            March 5th, 2025

Days on Market      37

Zoning                 Zone 20

Condo Fee             \$535

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