

## \$350,000 - 17624 96 Avenue, Edmonton

MLS® #E4450049

**\$350,000**

3 Bedroom, 2.50 Bathroom, 1,311 sqft

Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Say hello to your new home! Located in well managed complex this home is just steps from scenic walking trails, tranquil pond, shopping, WEM & all amenities, with easy access to the Henday, Whitemud & Yellowhead. The Dream! With 3 bedrooms, 2.5 bathrooms, AC, SG ATTACHED garage & nearly 1,700 sqft of total living space (1,311 + 346), there's room for the whole family! Step inside to find water friendly bamboo flooring throughout; no carpet in sight! The open-concept main floor is filled w/ natural light, thanks to a thoughtfully designed cut-out between the dining & kitchen areas. The spacious updated kitchen features oak cabinets, generous amount of prep space w/ durable countertops & stainless steel appliances, including a newer stove (2020) & opens to your private composite deck w/ NG BBQ line, perfect for summer evenings. Upstairs, you'll find 3 generous bedrooms, including a spacious primary retreat w/ 4-piece ensuite. The fully finished basement adds a large rec room—ideal for a home gym, playroom!

Built in 1993

### Essential Information

MLS® # E4450049

Price \$350,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,311
Acres	0.00
Year Built	1993
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	17624 96 Avenue
Area	Edmonton
Subdivision	Terra Losa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6C2

### Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Deck, No Smoking Home, Parking-Visitor, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Flat Site, Landscaped, Level Land, No Back Lane, No Through Road, Not Fenced, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 28th, 2025
Days on Market	3
Zoning	Zone 20
Condo Fee	\$440

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