

## \$245,000 - 330 17447 98a Avenue, Edmonton

MLS® #E4440210

### \$245,000

2 Bedroom, 2.00 Bathroom, 1,192 sqft  
Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

**STEPS FROM THE LAKE!** Don't miss your chance to own this IMMACULATE 3RD FLOOR, 2 bed plus den, 2 bath corner condo in Promenade Terra Losa! This unit boasts: galley kitchen, ample dining area and spacious living room which opens onto a generous and covered southeast-facing balcony. Primary bedroom has walk-through closet and 4pc ensuite and the other bedroom is separated by the living room with adjacent 4 pc bath. The den which has a window is large enough to fit a murphy bed and be used as an office or a guest room. Other features are: vinyl plank flooring, large in-suite laundry/storage room, 4 ceiling fans, elevator and visitor parking. WOW-2 parking stalls! One heated underground with storage cage and one energized surface parking stall. All utilities included in condo fees except power. Quick access to major amenities nearby, Terra Losa Shopping Centre, West Edmonton Mall and major routes such as Anthony Henday Drive. **MOVE IN READY WITH QUICK POSSESSION!**

Built in 1999

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4440210  |
| Price  | \$245,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,192                  |
| Acres          | 0.00                   |
| Year Built     | 1999                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 330 17447 98a Avenue |
| Area        | Edmonton             |
| Subdivision | Terra Losa           |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 6M4              |

### Amenities

|                |                                                                                                                                         |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, Intercom, Parking-Plug-Ins, Parking-Visitor, Secured Parking, Television Connection, Vinyl Windows, Storage Cage |
| Parking Spaces | 2                                                                                                                                       |
| Parking        | Heated, Stall, Underground                                                                                                              |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave 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, Stucco                                                    |
| Exterior Features | Flat Site, Golf Nearby, No Through Road, Public Transportation, |

|              |                          |
|--------------|--------------------------|
|              | Schools, Shopping Nearby |
| Roof         | Asphalt Shingles         |
| Construction | Wood, Stucco             |
| Foundation   | Concrete Perimeter       |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 59             |
| Zoning         | Zone 20        |
| Condo Fee      | \$722          |

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Listing information last updated on August 2nd, 2025 at 6:32pm MDT