

## \$299,900 - 17622 96 Avenue, Edmonton

MLS® #E4457279

**\$299,900**

2 Bedroom, 2.50 Bathroom, 1,334 sqft

Condo / Townhouse on 0.00 Acres

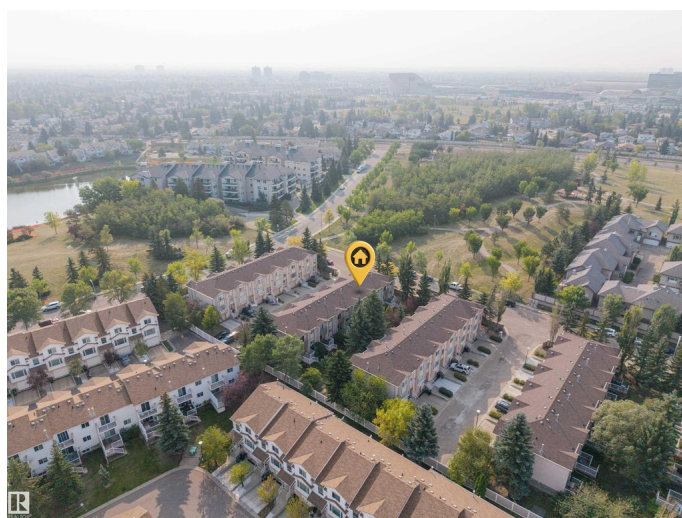
Terra Losa, Edmonton, AB

Affordable & Updated! Located well-managed complex, this upgraded 2 bed, 2.5 bath, single attached garage townhome offers 1,700sqft of total living space (1334 + 367) w/ the perfect balance of style, comfort & convenience. The main floor features durable vinyl flooring & open-concept layout filled w/ natural light—ideal for both entertaining & cozy nights at home. Off the formal dining area, you’ll find a bright white kitchen w/ stainless steel appliances, plenty of prep space & casual dining nook that opens to your private patio. Upstairs, you’ll be wowed by two oversized bedrooms, including primary retreat w/ walk-in closet & an updated spa-like 3-piece ensuite + NEW plush carpet! The fully finished basement offers even more living space w/ large rec room, perfect for a gym, playroom or office. All of this in an unbeatable west-end location just 5 minutes to West Edmonton Mall, with quick access to major roadways, transit, shopping & amenities.

Built in 1993

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4457279  |
| Price     | \$299,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,334             |
| Acres          | 0.00              |
| Year Built     | 1993              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17622 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, Parking-Extra, Parking-Visitor, Patio |
| Parking   | Single Garage Attached                                                       |

### Interior

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

### Exterior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                            |
| Exterior Features | Landscaped, No Back Lane, No Through Road, Not Fenced, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, |

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

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 3                    |
| Zoning         | Zone 20              |
| Condo Fee      | \$440                |

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Listing information last updated on September 14th, 2025 at 8:17am MDT