

# **\$174,900 - 105 17519 98a Avenue, Edmonton**

MLS® #E4459767

**\$174,900**

2 Bedroom, 2.00 Bathroom, 1,152 sqft

Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Welcome to Balmoral Court, a highly sought-after 55+, pet free, community offering comfort, convenience, and exceptional value. This spacious 1,151 SF ground floor condo features a bright, open layout with a large living room with gas fireplace that flows seamlessly to a covered patio—perfect for morning coffee or evening relaxation. The primary suite offers a large closet & 4-piece ensuite, while a second bedroom is located near the main 4-piece bath for added privacy. In-suite laundry with built-ins provides extra storage & convenience. This unit includes the rare bonus of two heated underground parking stalls both with storage lockers. Residents enjoy access to amenities, including a workshop, social spaces, BBQ/picnic areas, and a beautifully landscaped courtyard. Ideally located steps from the West Edmonton Seniors Activity Centre, and close to shops, restaurants, churches, groceries, medical, and scenic walking paths around the community pond. A wonderful opportunity to enjoy worry-free living!

Built in 1993

## **Essential Information**

MLS® # E4459767

Price \$174,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,152
Acres	0.00
Year Built	1993
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	105 17519 98a Avenue
Area	Edmonton
Subdivision	Terra Losa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6C1

### Amenities

Amenities	Parking-Visitor, Patio, Social Rooms, Workshop
Parking Spaces	2
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioner-Window, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Water
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
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Exterior Features	Landscaped, Park/Reserve, Picnic Area, Public Transportation, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 26th, 2025
Days on Market	1
Zoning	Zone 20
Condo Fee	\$649

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