

## **\$199,800 - 108 17407 99 Avenue, Edmonton**

MLS® #E4456378

**\$199,800**

2 Bedroom, 2.00 Bathroom, 914 sqft

Condo / Townhouse on 0.00 Acres

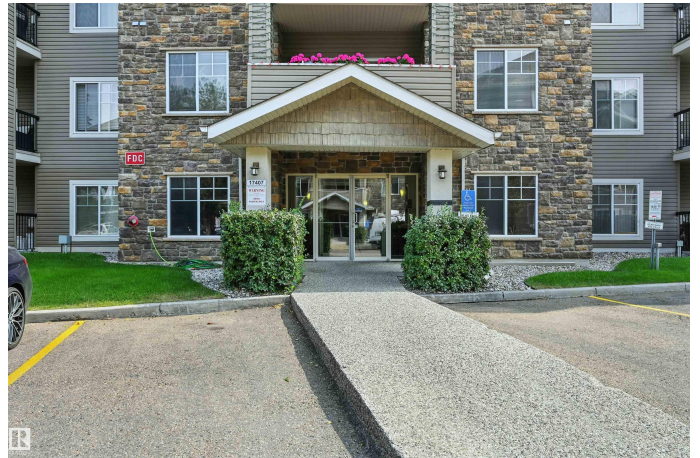
Terra Losa, Edmonton, AB

Whether you are a first time buyer, downsizer or investor this condo checks all the boxes. Welcome to this 2 bedroom, 2 bathroom unit that offers the perfect blend of comfort, convenience and style. Ideally located close to all amenities including shopping, dining, public transportation and hospital. Bright open concept with vinyl plank flooring throughout kitchen and living room. You will love the kitchen that features an island, perfect for meal prep or casual dining and entertaining. The living room offers direct access to a West facing patio. Primary bedroom has a 3 piece ensuite. This unit includes a underground titled stall with storage cage. A must to see in a great location!

Built in 2006

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | E4456378          |
| Price          | \$199,800         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 914               |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 108 17407 99 Avenue |
| Area        | Edmonton            |
| Subdivision | Terra Losa          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 0W7             |

### Amenities

|           |                                         |
|-----------|-----------------------------------------|
| Amenities | Detectors Smoke, Parking-Visitor, Patio |
| Parking   | Underground                             |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Fan Coil, Natural Gas                                                                                  |
| Fireplace         | Yes                                                                                                    |
| Fireplaces        | Corner                                                                                                 |
| # of Stories      | 4                                                                                                      |
| Stories           | 1                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | None, No Basement                                                                                      |

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                |
| Exterior Features | Landscaped, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                   |
| Construction      | Wood, Stone, Stucco                                |
| Foundation        | Concrete Perimeter                                 |

### School Information

|            |                           |
|------------|---------------------------|
| Elementary | AledaPatterson/StBenedict |
| Middle     | AlexJanvier/StThomas      |

High JasperPlace/FrancisXavier

Additional Information

Date Listed September 5th, 2025  
Days on Market 60  
Zoning Zone 20  
Condo Fee \$512

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