

## \$238,900 - 403 17407 99 Avenue, Edmonton

MLS® #E4442901

**\$238,900**

2 Bedroom, 2.00 Bathroom, 1,031 sqft

Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Welcome home to this beautifully upgraded 2-bedroom, 2-bath condo—a perfect blend of style, space, and smart design. With central air conditioning, a sunny balcony, and an open-concept layout, this move-in-ready home checks all the boxes! Step into the stunning upgraded kitchen, featuring quartz countertops, sleek custom cabinetry, newer appliances, and an island ideal for casual meals or entertaining. The new vinyl plank flooring, updated lighting, and corner GAS fireplace create a cozy and modern ambiance throughout the main living space. Both bathrooms feature upgraded toilets, and the in-suite laundry includes a brand-new washer and dryer for your convenience. The mirrored closet doors in the bedrooms add a touch of elegance, while the in-suite storage room provides plenty of extra space. Enjoy the ease of condo living in this perfect West Edmonton community with lots of amenities, the luxury of thoughtful upgrades—plus, the seller is open to negotiating some of the furniture for the right buyer!

Built in 2006

### Essential Information

MLS® # E4442901

Price \$238,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,031
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	403 17407 99 Avenue
Area	Edmonton
Subdivision	Terra Losa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 0W7

### Amenities

Amenities	Air Conditioner, Closet Organizers, Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home, Security Door, Natural Gas BBQ Hookup
Parking	Underground

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Recreation Use, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 18th, 2025
Days on Market	3
Zoning	Zone 20
Condo Fee	\$560

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