

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

MLS® #E4457279

**\$299,900**

2 Bedroom, 2.50 Bathroom, 1,334 sqft

Condo / Townhouse on 0.00 Acres

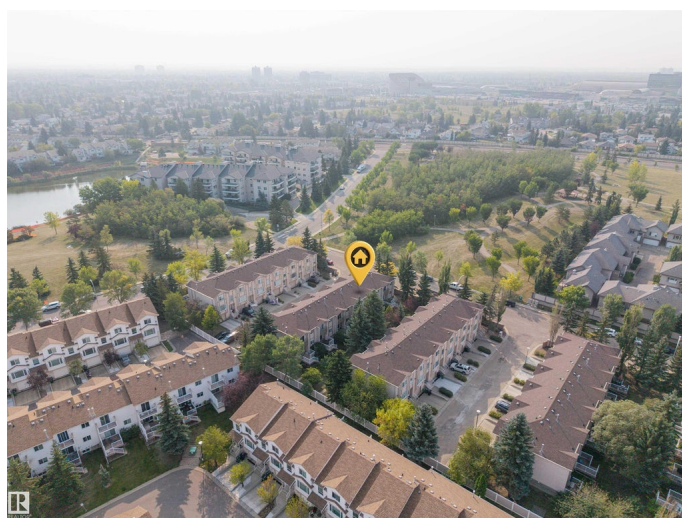
Terra Losa, Edmonton, AB

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, youâ€™ll find a bright white kitchen w/ stainless steel appliances, plenty of prep space & casual dining nook that opens to your private patio. Upstairs, youâ€™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
Zoning	Zone 20
Condo Fee	\$440

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Listing information last updated on September 11th, 2025 at 8:47pm MDT