

## \$249,980 - 302 17407 99 Avenue, Edmonton

MLS® #E4437333

**\$249,980**

2 Bedroom, 2.00 Bathroom, 958 sqft

Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Don't miss this bright and spacious 950 sq ft corner unit in The Marquee at Terra Losa! This beautifully maintained 2-bedroom, 2-bathroom home features upgraded finishes throughout, two parkings, one heated underground #76 and one stall #191, and a northwest-facing wraparound balcony with a BBQ gas line—perfect for relaxing evenings. Highlights include: Jacuzzi tub Central A/C In-suite laundry Open, functional layout Enjoy convenient access to top retailers, restaurants, and grocery stores—all within walking distance, including West Edmonton Mall. A bus stop is right outside, and a scenic semi-private lake is just steps away. Building amenities: Exercise room Media room This unit offers both comfort and convenience in an ideal location!

Built in 2006

### Essential Information

MLS® #	E4437333
Price	\$249,980
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	958
Acres	0.00
Year Built	2006



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	302 17407 99 Avenue
Area	Edmonton
Subdivision	Terra Losa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 0W7

### Amenities

Amenities	Air Conditioner, Exercise Room, Intercom, Security Door
Parking Spaces	2
Parking	Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Furniture Included, Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Fireplaces	Corner
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 17th, 2025
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Days on Market	6
Zoning	Zone 20
Condo Fee	\$536

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