

\$239,800 - 302 17407 99 Avenue, Edmonton

MLS® #E4437333

\$239,800

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	\$239,800
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	Air Conditioning-Central, Dishwasher-Built-In, Dryer, 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
-------------	----------------

Days on Market	78
Zoning	Zone 20
Condo Fee	\$556

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 3rd, 2025 at 5:17pm MDT