

## \$186,500 - 321 17415 99 Avenue, Edmonton

MLS® #E4453304

**\$186,500**

1 Bedroom, 1.00 Bathroom, 722 sqft

Condo / Townhouse on 0.00 Acres

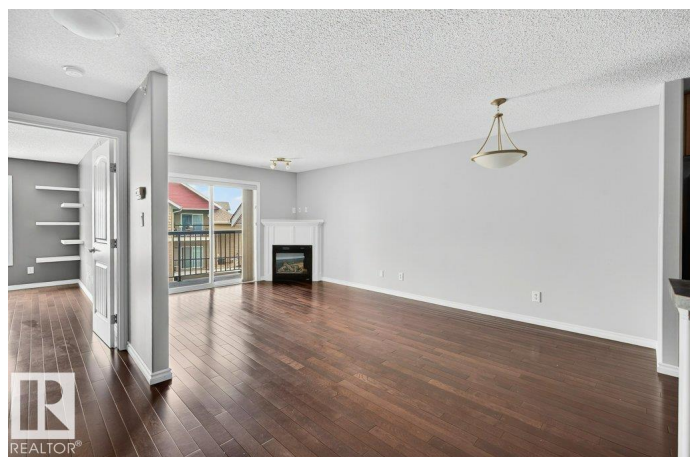
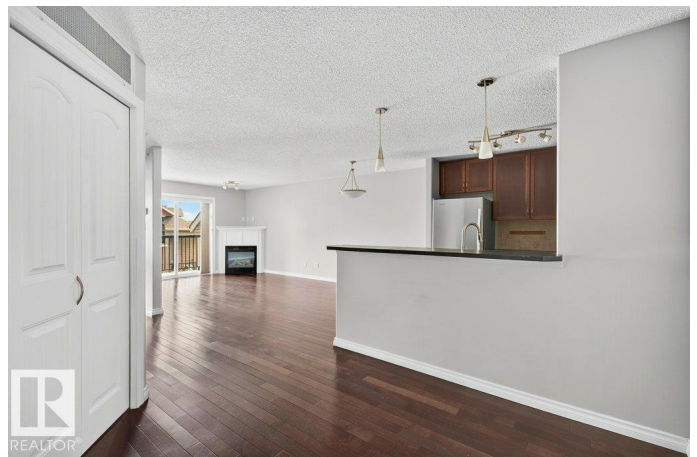
Terra Losa, Edmonton, AB

Beautiful TOP FLOOR 1 bedroom + 1 bath condo with amazing walkability – welcome to Marquis in Terra Losa! Spacious unit features lovely open-concept kitchen with stainless steel appliances, new BOSCH dishwasher, loads of counter space, custom cabinetry, raised breakfast bar + space for a dining room table. The living room features a corner gas fireplace & lovely glass patio doors leading to the cozy balcony (w/ views of greenspace/courtyard + gas line for BBQ). Large primary bedroom (with blackout blind) + spotless 4 piece bath. Numerous upgrades - including hardwood floors, custom cabinetry and California Closets organizers. Convenient in-suite laundry (NEW WASHER & DRYER!) and underground parking stall with storage cage. Building is in superb location – walk to all amenities, shops and restaurants. Plus public transit is right outside your door! Upscale building with visitor parking + a lovely green space and picnic area - welcome home!

Built in 2006

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4453304  |
| Price     | \$186,500 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 722                    |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 321 17415 99 Avenue |
| Area        | Edmonton            |
| Subdivision | Terra Losa          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 0W8             |

### **Amenities**

|                |                                                                                             |
|----------------|---------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Parking-Visitor, Recreation Room/Centre, Secured Parking, Storage-In-Suite |
| Parking Spaces | 1                                                                                           |
| Parking        | Underground                                                                                 |

### **Interior**

|              |                                                                                                        |
|--------------|--------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                              |
| Fireplace    | Yes                                                                                                    |
| Fireplaces   | Corner                                                                                                 |
| # of Stories | 4                                                                                                      |
| Stories      | 1                                                                                                      |
| 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, Schools, Shopping Nearby, See |

|              |                    |
|--------------|--------------------|
|              | Remarks            |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 25                |
| Zoning         | Zone 20           |
| Condo Fee      | \$410             |

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Listing information last updated on September 9th, 2025 at 1:17am MDT