# \$189,900 - 321 17415 99 Avenue, Edmonton

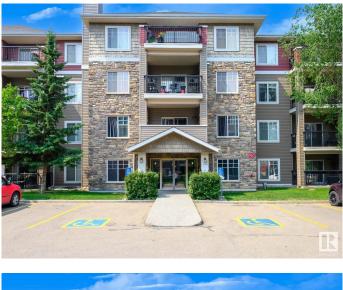
MLS® #E4440768

#### \$189,900

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® #	E4440768
Price	\$189,900
Bedrooms	1
Bathrooms	1.00

Full Baths	1
Square Footage	722
Acres	0.00
Year Built	2006
Туре	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	
Interior	
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Appliances	Stove-Electric, Washer, Window Coverings
Appliances Heating	Stove-Electric, Washer, Window Coverings Forced Air-1, Natural Gas
Appliances Heating Fireplace	Stove-Electric, Washer, Window Coverings Forced Air-1, Natural Gas Yes
Appliances Heating Fireplace Fireplaces	Stove-Electric, Washer, Window Coverings Forced Air-1, Natural Gas Yes Corner
Appliances Heating Fireplace Fireplaces # of Stories	Stove-Electric, Washer, Window Coverings Forced Air-1, Natural Gas Yes Corner 4
Appliances Heating Fireplace Fireplaces # of Stories Stories	Stove-Electric, Washer, Window Coverings Forced Air-1, Natural Gas Yes Corner 4 1
Appliances Heating Fireplace Fireplaces # of Stories Stories Has Basement	Stove-Electric, Washer, Window Coverings Forced Air-1, Natural Gas Yes Corner 4 1 Yes
Appliances Heating Fireplace Fireplaces # of Stories Stories Has Basement Basement	Stove-Electric, Washer, Window Coverings Forced Air-1, Natural Gas Yes Corner 4 1 Yes

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**

June 5th, 2025
11
Zone 20
\$410

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 June 16th, 2025 at 12:02pm MDT