Courtesy Of James Phillips And Bernie A Fitterer Of MaxWell Polaris

$239,500 - 319 17415 99 Avenue, Edmonton

MLS® #E4460994

$239,500
2 Bedroom, 2.00 Bathroom, 943 sqft
Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Welcome to The Marquee at Terra Losa, a highly regarded and well-maintained building in one of Edmontonâ€™s most convenient locations. This spacious 3rd-floor condo offers an open and functional layout featuring two large bedrooms and two full bathrooms, ideal for professionals, couples, or downsizers. The home is designed for comfort with hardwood and tile flooring, a gas fireplace, and a brand new air conditioning and a new dishwasher wash recently replaced. The kitchen and living area flow seamlessly together, creating a warm and inviting space. A separate in-suite laundry room with high-end washer and dryer adds convenience. The unit has been freshly painted and professionally cleaned, making it move-in ready. Enjoy the added benefits of heated underground parking, a social room, exercise facilities, and a hobby/workshop area. Utilities included are heat, water, and natural gas for the fireplace and BBQ hookup (electricity, internet, and cable extra).

Built in 2006

Essential Information

MLS® #	E4460994
Price	$239,500
Bedrooms	2
Bathrooms	2.00

Full Baths	2
Square Footage	943
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

Community Information

Address	319 17415 99 Avenue
Area	Edmonton
Subdivision	Terra Losa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0W8

Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Detectors Smoke, Exercise Room, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Patio, Secured Parking, Social Rooms, Vinyl Windows, See Remarks, Storage Cage, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Underground

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, TV Wall Mount
Heating	Baseboard, Natural Gas
Fireplace	Yes
Fireplaces	Corner
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Low Maint Public Transportation, Schoo
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 6th, 2025
Days on Market	8
Zoning	Zone 20
HOA Fees	511.68
HOA Fees Freq.	Monthly
Condo Fee	$512

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