

## \$282,000 - 34 9520 174 Street, Edmonton

---

MLS® #E4438717

**\$282,000**

3 Bedroom, 2.50 Bathroom, 1,262 sqft

Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Live the Good Life in Terra Losa in the desirable complex of LaPrivada. Stunning location! The deck is backing onto a GREEN SPACE with a sunny view! There is a bright airy kitchen with dining room connecting. The spacious living room opens to the greenspace patio! There is a cozy corner fireplace perfect for winter months. Laundry is conveniently located next to the kitchen. The primary bedroom contains a walk in closet and ensuite. The 2 additional bedrooms & main bath are located on the uppermost level & are generous in size. Hot water tank is newer. The basement is fully finished as well. Steps from walking trails and lake area. Fantastic west end location close to West Edmonton Mall, transit, shopping, and amenities. This complex is sought after and well managed will not last long!

Built in 1992

### Essential Information

MLS® #	E4438717
Price	\$282,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,262



Acres	0.00
Year Built	1992
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	5 Level Split
Status	Active

### Community Information

Address	34 9520 174 Street
Area	Edmonton
Subdivision	Terra Losa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 5Z3

### Amenities

Amenities	Closet Organizers, Deck, Front Porch, Vaulted Ceiling
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation                Concrete Perimeter

**School Information**

Elementary                Aleda Patterson School  
Middle                     Alex Janvier School  
High                        Jasper Place School

**Additional Information**

Date Listed                May 27th, 2025  
Days on Market        21  
Zoning                     Zone 20  
Condo Fee                \$374

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 17th, 2025 at 7:17pm MDT