

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

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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        20  
Zoning                     Zone 20  
Condo Fee                \$374

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Listing information last updated on June 16th, 2025 at 10:17am MDT