

## \$350,000 - 17616 96 Avenue, Edmonton

MLS® #E4436260

**\$350,000**

3 Bedroom, 2.50 Bathroom, 1,429 sqft  
Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

This is the one youâ€™ve been waiting for! Nestled in a well-managed complex, this beautifully upgraded END UNIT, 3 bed, 2.5 bath townhome offers the perfect blend of style, space & location, offering nearly 1,900 sqft (1428+383) of total living space in a well-managed complex. Step inside to discover gleaming hardwood floors, stunning kitchen w/ solid oak cabinets, granite countertops & stainless steel appliancesâ€”a true chefâ€™s delight! The open-concept main floor is bright & inviting, perfect for entertaining or cozy nights in. Upstairs, youâ€™ll find 3 generous bedrooms, including a spacious primary retreat w/ 4-piece ensuite. The fully finished basement adds a large rec roomâ€”ideal for a home gym, playroom or movie nights. Additional features include AC, single attached garage, new composite deck & natural gas BBQ line. All of this in an unbeatable west-end locationâ€”just 5 minutes to West Edmonton Mall, close to major roadways, transit, shops & amenities. This home checks all the boxes!

Built in 1993

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4436260  |
| Price  | \$350,000 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,429             |
| Acres          | 0.00              |
| Year Built     | 1993              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 17616 96 Avenue |
| Area        | Edmonton        |
| Subdivision | Terra Losa      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 6C2         |

### Amenities

|           |  |
|-----------|--|
| Amenities | On Street Parking, Air Conditioner, Deck, No Animal Home, No Smoking Home, Parking-Visitor, Natural Gas BBQ Hookup |
| Parking   | Single Garage Attached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Tile Surround  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Landscaped, No Back Lane, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 13th, 2025 |
| Days on Market | 17             |
| Zoning         | Zone 20        |
| Condo Fee      | \$435          |

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Listing information last updated on May 30th, 2025 at 11:17am MDT