

## \$185,000 - 134 9704 174 Street, Edmonton

MLS® #E4439141

**\$185,000**

2 Bedroom, 2.00 Bathroom, 922 sqft

Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Welcome to Henday Village, an 18+ complex. This well maintained corner unit provides privacy & scenic views, backing onto green space for a peaceful setting. Featuring 2 bedrooms & 2 bathrooms, the freshly painted interior is filled with natural light thanks to large windows in the living room. The open-concept design features hard surface floors throughout, kitchen with a newer dishwasher & microwave, breakfast bar & dining area. The spacious primary offers a walk-through closet & 4-pc ensuite, while the large 2nd bedroom is conveniently located near the 3-pc. Additional perks include: large in-suite laundry/storage room, titled underground parking, storage cage & A/C. Henday Village is known for its excellent amenities, including a garbage chute on every floor, social & exercise room, car wash, and more. Located close to the Westend Seniors Centre, public transit, dining options, and with Safeway, H&W Produce, and other shopping choices just a short walk away for those without a vehicle!

Built in 2002

### Essential Information

MLS® # E4439141

Price \$185,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 922                    |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 134 9704 174 Street |
| Area        | Edmonton            |
| Subdivision | Terra Losa          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 6J4             |

### Amenities

|           |                                                                                                             |
|-----------|-------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Car Wash, Detectors Smoke, Exercise Room, Parking-Visitor, Party Room, Patio, Storage Cage |
| Parking   | Heated, Underground                                                                                         |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                              |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Baseboard, Hot Water, Natural Gas                                                                             |
| # of Stories      | 4                                                                                                             |
| Stories           | 1                                                                                                             |
| Has Basement      | Yes                                                                                                           |
| Basement          | None, No Basement                                                                                             |

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior          | Wood, Stucco                                       |
| Exterior Features | Landscaped, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                   |
| Construction      | Wood, Stucco                                       |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 29th, 2025  
Days on Market                66  
Zoning                              Zone 20  
Condo Fee                        \$622

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