

\$350,000 - 17624 96 Av Nw, Edmonton

MLS® #E4450049

\$350,000

3 Bedroom, 3.00 Bathroom, 1,311 sqft

Single Family on 0.06 Acres

Terra Losa, Edmonton, Alberta

Say hello to your new home! Located in well managed complex this home is just steps from scenic walking trails, tranquil pond, shopping, WEM & all amenities, with easy access to the Henday, Whitemud & Yellowhead. The Dream! With 3 bedrooms, 2.5 bathrooms, AC, SG ATTACHED garage & nearly 1,700 sqft of total living space (1,311 + 346), there's room for the whole family! Step inside to find water friendly bamboo flooring throughout; no carpet in sight! The open-concept main floor is filled w/ natural light, thanks to a thoughtfully designed cut-out between the dining & kitchen areas. The spacious updated kitchen features oak cabinets, generous amount of prep space w/ durable countertops & stainless steel appliances, including a newer stove (2020) & opens to your private composite deck w/ NG BBQ line, perfect for summer evenings. Upstairs, you'll find 3 generous bedrooms, including a spacious primary retreat w/ 4-piece ensuite. The fully finished basement adds a large rec room—ideal for a home gym, playroom! (id:6289)

Built in 1993

Essential Information

Listing #	E4450049
Price	\$350,000
Bedrooms	3
Bathrooms	3.00



Half Baths	1
Square Footage	1,311
Acres	0.06
Year Built	1993
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	17624 96 Av Nw
Subdivision	Terra Losa
City	Edmonton
Province	Alberta
Postal Code	T5T6C2

Amenities

Amenities	Public Transit, Schools, Shopping
Features	See remarks, Flat site, No back lane, No Smoking Home, Level
Parking Spaces	2
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Garage door opener remote(s), Garage door opener, Microwave Range Hood Combo, Refrigerator, Stove, Washer
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
Fireplaces	Gas
# of Stories	2
Has Basement	Yes

Listing Details

Listing Office	RE/MAX River City
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Listing information last updated on October 22nd, 2025 at 12:46am MDT