

\$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 | 34 |
| Zoning | Zone 20 |
| Condo Fee | \$435 |

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 16th, 2025 at 4:32am MDT