

## \$194,900 - 134 9704 174 Street, Edmonton

MLS® #E4423433

**\$194,900**

2 Bedroom, 2.00 Bathroom, 922 sqft

Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Welcome to Henday Village, an adult-only 18+ community. This well-maintained 2-bed, 2-bath condo has been freshly painted and boasts plenty of natural light streaming in from the living room window. The open-concept design features hard floors throughout, kitchen with a newer dishwasher and microwave, a breakfast bar, and dining area. The spacious primary offers a walk-through closet and a 4-piece ensuite, while the second bedroom is a comfortable size and conveniently located near the 3-piece bathroom. Additional perks include titled underground parking, a storage cage, in-suite laundry, and A/C. Henday Village is known for its excellent amenities, including a garbage chute on every floor, social room, 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. This complex offers a prime location with easy access to all your needs!

Built in 2002

### Essential Information

MLS® # E4423433

Price \$194,900

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                      February 28th, 2025  
Days on Market                63  
Zoning                              Zone 20  
Condo Fee                        \$622

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