

## \$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                62  
Zoning                              Zone 20  
Condo Fee                        \$622

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