

# **\$174,900 - 105 17519 98a Avenue, Edmonton**

MLS® #E4459767

**\$174,900**

2 Bedroom, 2.00 Bathroom, 1,152 sqft

Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Welcome to Balmoral Court, a highly sought-after 55+, pet free, community offering comfort, convenience, and exceptional value. This spacious 1,151 SF ground floor condo features a bright, open layout with a large living room with gas fireplace that flows seamlessly to a covered patio—perfect for morning coffee or evening relaxation. The primary suite offers a large closet & 4-piece ensuite, while a second bedroom is located near the main 4-piece bath for added privacy. In-suite laundry with built-ins provides extra storage & convenience. This unit includes the rare bonus of two heated underground parking stalls both with storage lockers. Residents enjoy access to amenities, including a workshop, social spaces, BBQ/picnic areas, and a beautifully landscaped courtyard. Ideally located steps from the West Edmonton Seniors Activity Centre, and close to shops, restaurants, churches, groceries, medical, and scenic walking paths around the community pond. A wonderful opportunity to enjoy worry-free living!

Built in 1993

## **Essential Information**

MLS® # E4459767

Price \$174,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,152                  |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 105 17519 98a Avenue |
| Area        | Edmonton             |
| Subdivision | Terra Losa           |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 6C1              |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Amenities      | Parking-Visitor, Patio, Social Rooms, Workshop |
| Parking Spaces | 2                                              |
| Parking        | Heated, Underground                            |

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                               |
| Appliances        | Air Conditioner-Window, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Hot Water, Water                                                                                                               |
| Fireplace         | Yes                                                                                                                            |
| Fireplaces        | Mantel, Tile Surround                                                                                                          |
| # of Stories      | 4                                                                                                                              |
| Stories           | 1                                                                                                                              |
| Has Basement      | Yes                                                                                                                            |
| Basement          | None, No Basement                                                                                                              |

### Exterior

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior Features | Landscaped, Park/Reserve, Picnic Area, Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                           |
| Construction      | Wood, Stucco                                                                               |
| Foundation        | Concrete Perimeter                                                                         |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 18                   |
| Zoning         | Zone 20              |
| Condo Fee      | \$649                |

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Listing information last updated on October 14th, 2025 at 7:32pm MDT