

# \$189,900 - 305 17519 98a Avenue, Edmonton

MLS® #E4443329

**\$189,900**

2 Bedroom, 2.00 Bathroom, 1,146 sqft

Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Welcome to Balmoral Court, an exclusive 55+ community, featuring this spacious 1,146 sqft 3rd floor condo in a prime location. The unit features a bright and functional layout with a large living room that opens onto a generous covered balcony. The primary bedroom includes a large walk-in closet and 4pce ensuite. On the other side of the main 4-piece bathroom is a second bedroom. In-suite laundry and custom built-ins is another bonus of this unit. Additional features include an TWO underground heated parking stalls and a storage lockers. Balmoral Court provides a peaceful and well-managed environment, just steps away from the West Edmonton Seniors Activity Centre. Building amenities include a BBQ and picnic area, social rooms, a workshop, and a spacious courtyard. Enjoy the convenience of nearby restaurants, churches, grocery stores, and a picturesque pond with benches and walking paths. Experience the exceptional value of this unit!

Built in 1993

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4443329  |
| Price     | \$189,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,146                  |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 305 17519 98a Avenue |
| Area        | Edmonton             |
| Subdivision | Terra Losa           |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5T 6C1              |

### Amenities

|           |   |
|-----------|---|
| Amenities | Closet Organizers, Parking-Visitor, Party Room, Secured Parking, Workshop, Storage Cage |
| Parking   | Underground   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Hot Water, Natural Gas  |
| # of Stories      | 4   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Picnic Area, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                    |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter                                  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 7               |
| Zoning         | Zone 20         |
| Condo Fee      | \$649           |

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 26th, 2025 at 3:48pm MDT