



Edmonton **20 Terra Rosa** **LP: \$196,000**
9760 174 ST NW **SP:** **ACTIVE** M

List ID #: E4301460 **Type:** Lowrise Apartment
DOM: 0 **Style:** Single Level Apartment
Rms Abv Gd: 5 **Year Blt:** 1998
Bedrms: **Above:** 2 **Ttl:** 2 **Basement:** None
Baths: 2 / 0 **Bsmt Dev:** No Basement
Total Flr (SF): 977.37 **Total Flr (M):** 90.80

Very nice layout for 2 bedroom 2 bath unit in Henday Village. This home is an open concept kitchen to dining and living room areas. The master bedroom is of great size with 4 piece ensuite. The second bedroom is also of good size with closet built-ins. Off the living is a delightful fully covered balcony with gas BBQ line. This unit comes with a large pantry off the kitchen with in-suite laundry and tons of storage. One titled underground parking stall #94 steps from the elevator with storage locker. Well managed complex with social room, exercise room and car wash bay. Excellent location in the community of Terra Rosa - walking distance to shopping, park & lake paths.

Directions:

Virtual Tour: <https://vimeo.com/723560786>

Brochure: <http://www.208-9760-174st.com>

	1Pc	2-pc	3-pc	4-pc	5-pc	6-pc	Poss:	15 day neg	Level	Mtr2	SqFt
Full Baths:	0	0	1	0	0	0	Occupancy: Vacant		Main:		
Ensuite		0	1	0	0	0			Upper:		
Addl Rms:	0	Finished Lvl: 5					Garage Dim:		AbGd:		
Fpl:	No	Fpl Fuel:					Elem Schl:		Lowr:		
Fpl Type:							Jr High Schl:		BIGd:		
Parking:	Underground						High Schl:		Total A.G.	90.80	977.37

Living Rm:	M	Primary Bdrm:	M
Dining Rm:		Bedrm 2:	M
Kitchen:	M	Bedrm 3:	
Family Rm:	M	Bedrm 4:	
Den:			
Bonus Rm			

Flooring: Carpet, Linoleum **Foundation:** Concrete
Construct: Wood Frame **Heat Type:** Baseboard
Roof: Asphalt Shingles **Heat Fuel:**
Exterior: Stone, Stucco **Remodel:**
Site Infl: Fruit Trees/Shrubs, Shopping Nearby **Amen/Features:** Car Wash

Goods Incl: Dishwasher-Built-In, Dryer, Garburator, Refrigerator, Washer **Restrict:** Pet Restrict/Board Approv

Warranty: **Goods Excl:**
Front Expos: West
Prop Class: Condo **Condo/HOA:** **Condo:** \$495.00 **HOA:**
Condo Name: Henday Village
Prk Encl/TTL: 1 / 1 / Amenities w/Condo, Heat, Janitorial Common Areas, Landscape/Snow Removal, Parking, Reserve Fund Contribution, Utilities Common Areas, Water/Sewer, Land/Snow Removal Common

Lot Sq (M): 75.50	Lot Dimen:
Frontage (M):	Lot Shape:
Depth (M):	Zoning:
Conform: /Yr:	Front Expos: West
Taxes: \$1,577.41 Tax Yr: 2021	Local Improv: /Yr: