



## 9520 174 Street 17 Edmonton AB

\$287,000

Welcome to this unique five-level split townhouse in the heart Terra Rosa in the desirable complex of LaPrivada. Separate living & dining areas. The living room has a cozy corner wood fireplace perfect for winter months. Laundry is conveniently located next to the kitchen. Vaulted ceilings in the primary bedroom and contains a walk in closet and ensuite. Two additional bedrooms & main bath are located on the uppermost level. Fully finished lower level features a flex space ideal for a home office. New flooring and new paint (2023). Single attached garage insulated. Visitor parking right outside the door. Roads re-paved 5 yrs ago. 50 yr terra cotta roof. New sewer line. Minutes from the Valley Line west LRT nearing construction. Stunning location! Close to West Edmonton Mall, parks, & schools, restaurants, shopping & amenities.

Listing Presented By:



Originally Listed by:  
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