

## \$267,000 - 9535 176 Street, Edmonton

MLS® #E4427817

**\$267,000**

2 Bedroom, 2.00 Bathroom, 1,123 sqft  
Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Beautiful 45+ building holds this bright and inviting 2-bedroom, 2-bath condo of 1123sq.ft. This unit is featuring large windows throughout, which fills the home with natural light. The spacious living room includes an electric fireplace, which can be also seen from the dining area. The kitchen has newer stainless-steel appliances, white cabinets, & updated Lino on the floor. The primary bedroom boasts a huge walk-in closet & a 3-piece ensuite. The shower has built-in seat. The 4-piece main bath is also generous in size. The 2nd room could be your craft room/guest room, whatever you would like it to be. Also included is a walk in laundry room. After a long day enjoy sitting on your roomy deck, that faces southeast. For convenience, there's a big storage cage in front of parking stall. Enjoy the peaceful surroundings, low-maintenance living, & community amenities like a gym, library & games room which holds a pool tables, dart boards & shuffle board, plus the building backs onto a tranquil lake.

Built in 1996

### Essential Information

MLS® # E4427817

Price \$267,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,123                  |
| Acres          | 0.00                   |
| Year Built     | 1996                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9535 176 Street |
| Area        | Edmonton        |
| Subdivision | Terra Losa      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 6C8         |

### Amenities

|                |                                                                                                                                                                                                                                                                                                                            |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Secured Parking, Security Door, Social Rooms, Sprinkler Sys-Underground, Storage-In-Suite, Vinyl Windows, See Remarks, Storage Cage |
| Parking Spaces | 1                                                                                                                                                                                                                                                                                                                          |
| Parking        | Heated, Single Indoor, Underground                                                                                                                                                                                                                                                                                         |
| Is Waterfront  | Yes                                                                                                                                                                                                                                                                                                                        |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                         |
| Fireplace         | Yes                                                                                               |
| Fireplaces        | Corner                                                                                            |
| # of Stories      | 4                                                                                                 |
| Stories           | 1                                                                                                 |

|              |                   |
|--------------|-------------------|
| Has Basement | Yes               |
| Basement     | None, No Basement |

## Exterior

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                            |
| Exterior Features | Backs Onto Lake, Flat Site, Landscaped, Low Maintenance Landscape, Public Transportation, Recreation Use, Shopping Nearby, Ski Hill Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                        |
| Construction      | Wood, Stucco                                                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                                                      |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 81               |
| Zoning         | Zone 20          |
| Condo Fee      | \$657            |

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Listing information last updated on June 16th, 2025 at 8:32am MDT