

## \$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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