# \$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

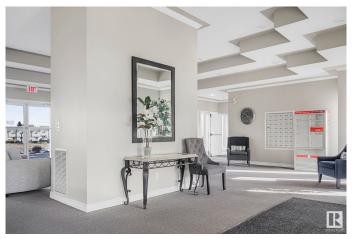
Beautiful 45+ building holds this bright and inviting 2-bedroom, 2-bath condo of 1123sq.ft. This unit is featuring large windows throughout, which fills the home with natural light. The spacious living room includes an electric fireplace, which can be also seen from the dining area The kitchen has newer 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 2 nd 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.



# **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 79

Zoning Zone 20

Condo Fee \$657

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