

\$360,000 - 9960 176 Avenue, Edmonton

MLS® #E4459036

\$360,000

2 Bedroom, 2.00 Bathroom, 1,163 sqft

Condo / Townhouse on 0.00 Acres

Elsinore, Edmonton, AB

Welcome to Amberwood Village in Elsinore, a sought-after 55+ adult living community offering comfort, convenience, and a vibrant social atmosphere. This well-maintained 1162 sq ft bungalow end unit backs onto lush common greenspace, providing a peaceful and private setting. Inside, you'll find 2 spacious bedrooms, each with its own walk-in closet. The primary bedroom features a 4-piece ensuite, while the second bedroom is serviced by a 3-piece bath—perfect for guests. The kitchen offers ample cabinetry, counter space, and newer appliances, opening easily to the dining area. The attached double garage provides secure parking along with extra storage for convenience. Recent upgrades include newer paint & vinyl plank flooring (2018), stove & dishwasher (2023), and washer (2021). Enjoy the quiet lifestyle with plenty of community events, plus easy access to walking trails at Elsinore Park and Walters Lake. A wonderful opportunity to join a welcoming neighborhood in a low-maintenance setting.

Built in 1990

Essential Information

MLS® # E4459036

Price \$360,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,163
Acres	0.00
Year Built	1990
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bungalow
Status	Active

Community Information

Address	9960 176 Avenue
Area	Edmonton
Subdivision	Elsinore
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 5W1

Amenities

Amenities	Deck, Detectors Smoke, Gazebo, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Visitor, Skylight, Vinyl Windows, Vacuum System-Roughed-In
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, TV Wall Mount, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Landscaped, Low Maintenance Landscape,

Picnic Area, Private Setting, Public Transportation, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 23rd, 2025
Days on Market	26
Zoning	Zone 27
Condo Fee	\$400

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 19th, 2025 at 11:02am MDT