

## \$336,000 - 52 9630 176 Street, Edmonton

MLS® #E4450409

**\$336,000**

3 Bedroom, 2.50 Bathroom, 1,450 sqft  
Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Located in Terra Losa a hidden gem in west Edmonton, this home is steps from walking trails, a park, shopping, and the lake. This fully finished home has a white kitchen with brand new quartz counter tops and sink and luxury vinyl plank flooring. Eating area leads to patio doors to a deck with privacy wall where you can enjoy the seclusion of the treed backyard. Laminate floors gleam in the living room with the sunny south facing window and there is a gas fireplace to keep you warm. Updated 2 piece powder room and updated light fixtures rounds out this level. Upstairs there are three bedrooms including a master bedroom with full ensuite and vinyl plank flooring. The main bathroom upstairs also features luxury vinyl plank flooring and quartz counters. The basement has a family room with large window and the laundry room. Furnace and hot water tank have both been replaced in the last few years. Single garage is an added bonus. Enjoy a quiet walkable area that blends natural beauty w/ urban convenience.

Built in 1996

### Essential Information

MLS® #	E4450409
Price	\$336,000
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,450
Acres	0.00
Year Built	1996
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	52 9630 176 Street
Area	Edmonton
Subdivision	Terra Losa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6E1

### Amenities

Amenities	Off Street Parking, Deck, Storage-In-Suite
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Landscaped, Low Maintenance Landscape, Park/Reserve,

	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 30th, 2025
Days on Market	2
Zoning	Zone 20
Condo Fee	\$403

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