

\$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, sink, new stainless steel fridge, luxury vinyl plank flooring. Eating area leads to patio doors & deck w/ 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 & 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 3 bedrooms including a master bedroom with full ensuite & vinyl plank flooring. The main bathroom upstairs also features vinyl plank flooring and quartz counters. The basement has 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	98
Zoning	Zone 20
Condo Fee	\$403

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