

\$299,500 - 9761 176 Street, Edmonton

MLS® #E4435830

\$299,500

2 Bedroom, 2.50 Bathroom, 1,296 sqft

Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Welcome to this beautifully maintained 2-bedroom, 2.5 bath townhome in La Quinta Village offering 1295 sq ft of comfortable living space. The main floor features a bright, open-concept layout with a spacious living room, a kitchen and a dining area perfect for family gatherings. Upstairs, you'll find 2 generously sized bedrooms, including a primary suite with ample closet space and 04 pc Ensuite along with another 04pc full bath. The finished basement provides additional living space, ideal for a rec/family room or home office. An attached garage adds convenience, while the private backyard offers a serene outdoor retreat. Located in a quiet, family-friendly neighborhood, this home is just minutes away from Terra Losa Park, Summerlea Park, and the world-renowned West Edmonton Mall, providing endless shopping, dining and entertainment options. With easy access to public transit and major roadways, commuting is a breeze. Don't miss this opportunity to own a charming home in a prime location!

Built in 1993

Essential Information

MLS® # E4435830

Price \$299,500



| | |
|----------------|-------------------|
| Bedrooms | 2 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,296 |
| Acres | 0.00 |
| Year Built | 1993 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 9761 176 Street |
| Area | Edmonton |
| Subdivision | Terra Losa |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5T 6B3 |

Amenities

| | |
|-----------|------------------------|
| Amenities | Deck |
| Parking | Single Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Glass Door, Tile Surround |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stucco |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, |

| | |
|--------------|------------------------------|
| | Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 10th, 2025 |
| Days on Market | 3 |
| Zoning | Zone 20 |
| Condo Fee | \$431 |

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