

## \$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 | 90              |
| Zoning         | Zone 20         |
| Condo Fee      | \$403           |

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Listing information last updated on October 28th, 2025 at 5:02pm MDT