

## \$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 | 3               |
| Zoning         | Zone 20         |
| Condo Fee      | \$403           |

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Listing information last updated on August 1st, 2025 at 10:48pm MDT