

## \$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	9
Zoning	Zone 20
Condo Fee	\$431

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