

\$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	26
Zoning	Zone 20
Condo Fee	\$431

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