

\$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 | 2 |
| Zoning | Zone 20 |
| Condo Fee | \$403 |

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Listing information last updated on August 1st, 2025 at 5:48pm MDT