

## \$189,900 - 408 9760 176 Street, Edmonton

MLS® #E4439526

**\$189,900**

2 Bedroom, 2.00 Bathroom, 876 sqft

Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Wonderful opportunity! This lovingly well maintained and cared for unit by original owner is on the prime top floor with wrap around deck. Coffee on the east side in the morning and as the sun moves around to the south and west parts as the day passes. This two bedrooms and two full bathrooms. Open floor plan, this property is unique, lots of windows add natural light throughout. Primary bedroom is an excellent size with huge closet space. Good size laundry room and a really good amount of storage, vacuum system and attachments included as well. Secure underground titled parking and storage cage. The building has a lovely social room with shuffleboard and full size kitchen, with outside patio featuring a gazebo. Very conveniently located to all amenities, including the West End Senior Center just being steps away. Walking distance to shopping, walking trails, and West Edmonton Mall. Don't wait on this amazing move-in ready property!

Built in 1992

### Essential Information

MLS® #	E4439526
Price	\$189,900
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	876
Acres	0.00
Year Built	1992
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	408 9760 176 Street
Area	Edmonton
Subdivision	Terra Losa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 5Z5

### **Amenities**

Amenities	See Remarks
Parking	Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 30th, 2025
Days on Market	13
Zoning	Zone 20
Condo Fee	\$518

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Listing information last updated on June 12th, 2025 at 2:02am MDT