

## **\$347,500 - 51 9718 176 Street, Edmonton**

MLS® #E4463104

### **\$347,500**

4 Bedroom, 2.50 Bathroom, 1,195 sqft  
Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

This lovely adult bungalow is in the desirable Village Terra Losa. Half duplex style. Bright and cheerful describes this meticulous home. Attractive design with lots of natural light vaulted ceilings in the living room, gas fireplace, formal dining room, eat-in kitchen with white cabinets. Features include newer furnace\ . This well managed complex is close to all amenities including the West end; shopping and public transportation. The Seniors Activity Center directly across the street. Only blocks away from two City parks and a man-made lake; great for walks. Beautifully kept 1 bedroom plus den with 2 full bathrooms, and a half bath in the developed basement.. Large master bedroom with 3 piece ensuite. Main floor laundry. Spacious entryway. Single attached garage. Lower level offers family room, second bedroom , 3 piece bath and large storage areas. An extra bonus is that the home has a park-like back yard.. Sit on your deck, enjoy your morning coffee and enjoy the view Move right in!!!

Built in 1996

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4463104  |
| Price    | \$347,500 |
| Bedrooms | 4         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,195             |
| Acres          | 0.00              |
| Year Built     | 1996              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 51 9718 176 Street |
| Area        | Edmonton           |
| Subdivision | Terra Losa         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5T 6B8            |

### Amenities

|                |                                                                                  |
|----------------|----------------------------------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, Parking-Visitor, Patio, Storage-In-Suite, Vaulted Ceiling |
| Parking Spaces | 2                                                                                |
| Parking        | Single Garage Attached                                                           |

### Interior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                 |
| Appliances        | Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                              |
| Fireplaces        | Mantel, Tile Surround                                                                                                                                            |
| Stories           | 2                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                              |
| Basement          | Full, Finished                                                                                                                                                   |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                   |
| Exterior Features | Cul-De-Sac, Landscaped, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                               |
| Construction      | Wood, Stucco                                                   |
| Foundation        | Concrete Perimeter                                             |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 21st, 2025 |
| Days on Market | 31                 |
| Zoning         | Zone 20            |
| Condo Fee      | \$402              |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 21st, 2025 at 10:47am MST