

\$307,900 - 111 9535 176 Street, Edmonton

MLS® #E4426497

\$307,900

2 Bedroom, 2.00 Bathroom, 1,183 sqft
Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Welcome to Lakeview Gardensâ€” one of the most desirable 45+ adult condos in Edmonton!

This complex has it all â€” Private function Dining Room w/ kitchen, Social Room, Gym, Woodworking shop, Fully Stocked Library, Beautifully Lit Courtyard, Walking Trails, Mini golf course, beautiful landscape & trees & Backs onto a gorgeous lake. This almost 1200 sq ft., 2 bedroom, 2 bath, MAIN floor CORNER unit has massive covered Balcony, tons of large windows w/ an abundance of natural light, In-suite laundry, huge kitchen & living room. The primary bedroom is large enough for a king size bed plus night tables, Walk in Closet, Ensuite Bath w/ Walk in Shower. The unit also has 1 TITLED, Heated UNDERGROUND Parking plus large Storage Cage too. The building has a gorgeous Gathering Foyer w/ ample seating & cozy fireplace, is well maintained, quiet & Wheelchair friendly. Located only a half block from the West end Senior centre, parks, shopping, all major amenities & has a bus stop right outside the door. Welcome Home!

Built in 1996

Essential Information

MLS® #	E4426497
Price	\$307,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,183
Acres	0.00
Year Built	1996
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	111 9535 176 Street
Area	Edmonton
Subdivision	Terra Losa
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 6C8

Amenities

Amenities	Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms, Vinyl Windows, Workshop, Storage Cage
Parking Spaces	1
Parking	Heated, Parkade, Single Indoor, Underground
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stove-Electric, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Lake, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	March 20th, 2025
Days on Market	11
Zoning	Zone 20
Condo Fee	\$657

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