

## \$259,900 - 111 9535 176 Street, Edmonton

MLS® #E4426497

**\$259,900**

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 \$259,900



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	43
Zoning	Zone 20
Condo Fee	\$657

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 May 2nd, 2025 at 4:32am MDT