

Courtesy Of Lauren K Hunt Of RE/MAX River City

## \$274,900 - 26 9505 176 Street, Edmonton

MLS® #E4462196

**\$274,900**

3 Bedroom, 2.50 Bathroom, 1,268 sqft  
Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Hello La Privada! Welcome home to this 3bd~3bth~1500sf townhouse which is perfect for first time buyers or families. You will love all the natural light as you walk through the cozy living room with its fireplace, up to the bright kitchen and dining room and up the stairs to your vaulted ceiling primary bedroom with a spacious WIC and full ensuite. Up you go again to the top floor to find two additional bedrooms perfect for kiddos or a home office. With a fresh coat of paint, newer windows, feature walls, newer garage door & closet doors you will fall in love with its charm. Single attached garage with plenty of room for a vehicle/storage and a paved driveway too! Nestled in the quiet neighborhood of Terra Losa, walking distance of schools of the parks and tree lined streets while your home is seconds away from a large community pond! LOW condo fees! All the features you need to make this the perfect place to call home. Move-in ready and waiting for you to move-in. Welcome Home.

Built in 1992

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4462196  |
| Price    | \$274,900 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,268             |
| Acres          | 0.00              |
| Year Built     | 1992              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 5 Level Split     |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 26 9505 176 Street |
| Area        | Edmonton           |
| Subdivision | Terra Losa         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5T 5Z4            |

### Amenities

|                |                                                                                                      |
|----------------|------------------------------------------------------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, No Smoking Home, Parking-Visitor, Vaulted Ceiling, Vinyl Windows, See Remarks |
| Parking Spaces | 2                                                                                                    |
| Parking        | Single Garage Attached                                                                               |
| Is Waterfront  | Yes                                                                                                  |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                    |
| Fireplace         | Yes                                                                                                          |
| Fireplaces        | Corner                                                                                                       |
| Stories           | 5                                                                                                            |
| Has Basement      | Yes                                                                                                          |
| Basement          | Partial, Finished                                                                                            |

### Exterior

|                   |                                                                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                                                          |
| Exterior Features | Backs Onto Lake, Cross Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, No Back Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                                      |
| Construction      | Wood, Stucco                                                                                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                                                                                    |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 11                 |
| Zoning         | Zone 20            |
| Condo Fee      | \$375              |

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Listing information last updated on October 26th, 2025 at 3:47am MDT