

## \$283,000 - 119 9535 176 Street, Edmonton

MLS® #E4465712

**\$283,000**

2 Bedroom, 2.00 Bathroom, 1,152 sqft

Condo / Townhouse on 0.00 Acres

Terra Losa, Edmonton, AB

Welcome to Lakeview Gardens, a highly sought-after 45+ building in the desirable community of Terra Losa. This spacious 1,162+ sq. ft., 2-bedroom suite offers secure, convenient living and provides easy access to all amenities. Step outside from your secure balcony to enjoy the beautifully maintained gardens, putting greens, and scenic lakeside walkway—perfect for morning coffee or a relaxing stroll. The galley kitchen features ample cabinetry and a brand new oven, while large windows brighten the dining and living areas with natural light. Designed with wheelchair mobility in mind, this home ensures effortless movement and comfort throughout. Enjoy exceptional amenities, including an elevator, games room, exercise room, social/party room with, library/crafts room, workshop, and on-site putting greens. The suite has also been freshly painted and all carpets cleaned. Titled underground parking, and a storage cage. Conveniently located near shopping, walking trails, & WEM.

Built in 1996

### Essential Information

MLS® # E4465712

Price \$283,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,152                  |
| Acres          | 0.00                   |
| Year Built     | 1996                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 119 9535 176 Street |
| Area        | Edmonton            |
| Subdivision | Terra Losa          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 6C8             |

### Amenities

|                |                                                                                                                                                                       |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Deck, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Patio, Recreation Room/Centre, Secured Parking, Social Rooms, Workshop, Barrier Free Home, Storage Cage |
| Parking Spaces | 1                                                                                                                                                                     |
| Parking        | Heated, Underground                                                                                                                                                   |
| Is Waterfront  | Yes                                                                                                                                                                   |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                             |
| Appliances        | Dishwasher - Energy Star, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| 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, Backs Onto Park/Trees, Fruit Trees/Shrubs, Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Lake |
| Roof              | Asphalt Shingles                                                                                                                                                     |
| Construction      | Wood, Stucco                                                                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                                                                   |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 14th, 2025 |
| Days on Market | 3                   |
| Zoning         | Zone 20             |
| Condo Fee      | \$657               |

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Listing information last updated on November 17th, 2025 at 1:17am MST