

## \$299,900 - 111 9535 176 Street, Edmonton

MLS® #E4426497

**\$299,900**

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  | \$299,900 |



|                |                        |
|----------------|------------------------|
| 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 | 21               |
| 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 April 10th, 2025 at 4:47pm MDT