

## \$360,000 - 9960 176 Avenue, Edmonton

MLS® #E4459036

**\$360,000**

2 Bedroom, 2.00 Bathroom, 1,163 sqft

Condo / Townhouse on 0.00 Acres

Elsinore, Edmonton, AB

Welcome to Amberwood Village in Elsinore, a sought-after 55+ adult living community offering comfort, convenience, and a vibrant social atmosphere. This well-maintained 1162 sq ft bungalow end unit backs onto lush common greenspace, providing a peaceful and private setting. Inside, you'll find 2 spacious bedrooms, each with its own walk-in closet. The primary bedroom features a 4-piece ensuite, while the second bedroom is serviced by a 3-piece bath—perfect for guests. The kitchen offers ample cabinetry, counter space, and newer appliances, opening easily to the dining area. The attached double garage provides secure parking along with extra storage for convenience. Recent upgrades include newer paint & vinyl plank flooring (2018), stove & dishwasher (2023), and washer (2021). Enjoy the quiet lifestyle with plenty of community events, plus easy access to walking trails at Elsinore Park and Walters Lake. A wonderful opportunity to join a welcoming neighborhood in a low-maintenance setting.

Built in 1990

### Essential Information

MLS® # E4459036

Price \$360,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,163             |
| Acres          | 0.00              |
| Year Built     | 1990              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9960 176 Avenue |
| Area        | Edmonton        |
| Subdivision | Elsinore        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5X 5W1         |

### Amenities

|           |                                                                                                                                                           |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, Gazebo, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Visitor, Skylight, Vinyl Windows, Vacuum System-Roughed-In |
| Parking   | Double Garage Attached                                                                                                                                    |

### Interior

|                   |                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                      |
| Appliances        | Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, TV Wall Mount, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                             |
| Stories           | 2                                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                                   |
| Basement          | Full, Partially Finished                                                                                                                                                                              |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                   |
| Exterior Features | Backs Onto Park/Trees, Landscaped, Low Maintenance Landscape, |

|              |                                                                      |
|--------------|----------------------------------------------------------------------|
|              | Picnic Area, Private Setting, Public Transportation, Shopping Nearby |
| Roof         | Asphalt Shingles                                                     |
| Construction | Wood, Vinyl                                                          |
| Foundation   | Concrete Perimeter                                                   |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 23rd, 2025 |
| Days on Market | 20                   |
| Zoning         | Zone 27              |
| Condo Fee      | \$400                |

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 October 13th, 2025 at 4:32am MDT