

Courtesy Of Kimberly M LeClair Of RE/MAX River City

## **\$365,000 - 9930 176 Avenue, Edmonton**

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MLS® #E4433010

**\$365,000**

3 Bedroom, 3.00 Bathroom, 1,369 sqft

Condo / Townhouse on 0.00 Acres

Elsinore, Edmonton, AB

Welcome to Amberwood Village. This 55+ townhouse located in the WONDERFUL community of Elsinore will give you all the rewards without the responsibility. As you walk in you will notice the bright good sized kitchen with ample cabinets. The living /dining room has a vaulted ceiling for a nice open feeling with patio door to the west facing covered deck looking into the common green space. Laundry is conveniently tucked away behind closet doors on the main floor with extra space to store your cleaning supplies. The generously sized primary has a walk in closet and 4 piece ensuite, there is an additional bedroom & 4PC bath that finish off the main level. The basement is fully finished with a bedroom, 3 piece bathroom, storage area and rec room area. Park in single attached garage. Recent upgrades included Central AC, furnace, HWT and vinyl planking throughout. This complex has a great community of people and is close to shopping and has great access to the Anthony Henday. You won't be disappointed.

Built in 1990

### **Essential Information**

MLS® # E4433010

Price \$365,000



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,369
Acres	0.00
Year Built	1990
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bungalow
Status	Active

### Community Information

Address	9930 176 Avenue
Area	Edmonton
Subdivision	Elsinore
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 5W2

### Amenities

Amenities	Gazebo, No Animal Home, No Smoking Home, Parking-Visitor, Vaulted Ceiling
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Park/Reserve, Public Transportation, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 26th, 2025
Days on Market	6
Zoning	Zone 27
Condo Fee	\$345

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Listing information last updated on May 2nd, 2025 at 6:32am MDT