

## \$239,900 - 18176 96 Avenue, Edmonton

MLS® #E4444361

**\$239,900**

3 Bedroom, 1.50 Bathroom, 1,222 sqft

Condo / Townhouse on 0.00 Acres

La Perle, Edmonton, AB

Welcome to this wonderful corner unit townhome, tucked away in a quiet complex. The main floor boasts a spacious living room with a cozy wood burning fireplace. The kitchen has updated cabinets, laminate floors (extending through) + a garden door to the private, fully fenced yard. Completing the main floor is a front flex room (perfect for a dining space, playroom or office) + a 2pc bath. The second level boasts a large primary bedroom with access to the balcony (the perfect place to enjoy your morning coffee!) + walk thru closet with cheater door to the 4pc bath (with updated plumbing). The upstairs is complete with two more good-sized bedrooms. The unfinished basement offers a laundry space + lots of storage; and is awaiting your own personal touch. The covered carport is conveniently located out the front door. Steps to parks, schools, shopping + a quick drive to WEM + major freeways. Your search is over, welcome home!

Built in 1981

### Essential Information

MLS® #	E4444361
Price	\$239,900
Bedrooms	3
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,222
Acres	0.00
Year Built	1981
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	18176 96 Avenue
Area	Edmonton
Subdivision	La Perle
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 3N3

### Amenities

Amenities	Parking-Plug-Ins, Parking-Visitor, See Remarks
Parking Spaces	2
Parking	Single Carport

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	LaPerle School
Middle	Alex Janvier School
High	Jasper Place School

### **Additional Information**

Date Listed	June 26th, 2025
Days on Market	3
Zoning	Zone 20
Condo Fee	\$419

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 June 29th, 2025 at 3:02pm MDT