

## \$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 | 7               |
| Zoning         | Zone 20         |
| Condo Fee      | \$419           |

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Listing information last updated on July 3rd, 2025 at 5:17pm MDT