

# \$174,900 - N/A, Edmonton

MLS® #E4419896

## \$174,900

2 Bedroom, 1.50 Bathroom, 945 sqft  
Condo / Townhouse on 0.00 Acres

La Perle, Edmonton, AB

Welcome to Erindale! This bright, west-facing 2-bedroom, 1.5-bath condo features in-suite laundry and boasts all the modern finishes you expect, like quartz countertops, vinyl plank flooring, and an electric fireplace. But this unit goes above and beyond—thanks to a taller ceiling in the sunken living room, it feels even more spacious, open, and airy. Need extra storage? There’s a handy storage room off the deck, plus a dedicated bike storage room. And if you’re looking for more amenities, you’ll find a fitness room and an energized parking stall, with additional stalls available for rent. Location is key, and this one’s perfect—just a short walk to the future LRT station, West Edmonton Mall, schools, and shopping. Plus, following a building fire in 2022, this entire project was rebuilt to exceed today’s building standards. With everything done, all that’s left to do is move in!



Built in 1979

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4419896  |
| Price      | \$174,900 |
| Bedrooms   | 2         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |

|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 945                    |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |          |
|-------------|----------|
| Address     | N/A      |
| Area        | Edmonton |
| Subdivision | La Perle |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T5J 3A7  |

### **Amenities**

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | Stall       |

### **Interior**

|                   |                        |
|-------------------|------------------------|
| Interior Features | ensuite bathroom       |
| Appliances        | See Remarks            |
| Heating           | Baseboard, Natural Gas |
| # of Stories      | 3                      |
| Stories           | 1                      |
| Has Basement      | Yes                    |
| Basement          | None, No Basement      |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl                                     |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Vinyl                                     |
| Foundation        | Concrete Perimeter                              |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 31st, 2025 |
| Days on Market | 91                 |
| Zoning         | Zone 20            |
| Foreclosure    | Yes                |
| Condo Fee      | \$444              |



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 May 2nd, 2025 at 4:32am MDT