# \$204,900 - 308 9504 182 Street, Edmonton

MLS® #E4427678

## \$204,900

2 Bedroom, 1.50 Bathroom, 944 sqft Condo / Townhouse on 0.00 Acres

La Perle, Edmonton, AB

Welcome to this brand new 2 bdrm condo with modern finishes throughout. Grey tone vinyl plank flooring compliments the white kitchen cabinetry with stylish countertops & backsplash, stainless steel appliances and contrasting grey island. Warm up with the electric fireplace in the carpeted sunken living room, and enjoy morning coffee on the balcony. A full size LG laundry duo accents the laundry room. The primary bedroom is private and offers a walk-through double closet, 2 piece ensuite, and patio doors opening to the balcony. The 2nd bedroom is generously sized. The main bath is inviting with a 6 drawer/double door vanity, a soaker tub with sloped back, and a Fantech timed ceiling fan. The building offers a fitness room, along with same floor 6'x4' storage lockers. Comes with an electrified parking stall (viewable from your unit), with additional stalls available for rent, plus ample street parking. Conveniently located within minutes from WEM, quick access to Whitemud, and Anthony Henday.







Built in 1979

## **Essential Information**

MLS® # E4427678 Price \$204,900 Bedrooms 2

Bathrooms 1.50

Full Baths

Half Baths 1

Square Footage 944

Acres 0.00

Year Built 1979

Type Condo / Townhouse

1

Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address 308 9504 182 Street

Area Edmonton

Subdivision La Perle

City Edmonton

County ALBERTA

Province AB

Postal Code T5T 3A7

#### **Amenities**

Amenities Exercise Room, No Animal Home, No Smoking Home, Patio, Security

Door, Sprinkler System-Fire, Storage-In-Suite

Parking Stall

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator,

Stove-Electric, Washer

Heating Baseboard, Natural Gas

Fireplace Yes

Fireplaces Wall Mount

# of Stories 4

Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Hardie Board Siding

Exterior Features Golf Nearby, Landscaped, Playground Nearby, Public Transportation,

Schools, Shopping Nearby

Roof Tar & amp; Gravel

Construction Wood, Hardie Board Siding

Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 27th, 2025

Days on Market 82

Zoning Zone 20

Condo Fee \$435

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