

## \$199,555 - 308 9504 182 Street, Edmonton

MLS® #E4445481

**\$199,555**

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 East facing 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 storage lockers. Comes with an electrified parking stall, 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® # E4445481

Price \$199,555

Bedrooms 2



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	944
Acres	0.00
Year Built	1979
Type	Condo / Townhouse
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	On Street Parking, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Security Door, Sprinkler System-Fire, Storage-In-Suite, Storage-Locker Room
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Hot Water, 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, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	See Remarks
Construction	Wood, Hardie Board Siding
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed            July 3rd, 2025

Days on Market       5

Zoning                 Zone 20

Condo Fee             \$435

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