

# \$269,702 - 18170 96 Avenue, Edmonton

MLS® #E4442822

**\$269,702**

3 Bedroom, 2.50 Bathroom, 1,172 sqft  
Condo / Townhouse on 0.00 Acres

La Perle, Edmonton, AB

EXECUTIVE LIVING AT ITS FINEST.....THE BATHROOM IS PURE LUXURY.....YES THERE IS 3 BATHROOMS....BASEMENT IS FULLY FINISHED....COVERED CAR PORT....NO CARPET....SO MANY UPGRADES OVER THE YEARS....~!WELCOME HOME!~ The complex...well; fails nothing short of awesome. Carport as mentioned tucked in the corner, first steps in (yup, that's real hardwood flooring:) generous entrance, the kitchen/dining area is PERFECT>.. You have access to to the back deck and established trees in the yard. Living room is flooded with natural light! Upstairs UPSTAIRS BATHROOM... yes, I said that twice.. you'll see. Three large bedrooms, primary having a door to bathroom, and also a Juliet deck...off the back! Basement is done - another family room and a third bathroom...Everything you need - move in ready for you to enjoy!

Built in 1981

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4442822  |
| Price      | \$269,702 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,172             |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 18170 96 Avenue |
| Area        | Edmonton        |
| Subdivision | La Perle        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 3N3         |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Deck, Front Porch, Parking-Visitor |
| Parking   | Single Carport                     |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 3  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 17th, 2025 |
|-------------|-----------------|

|                |         |
|----------------|---------|
| Days on Market | 2       |
| Zoning         | Zone 20 |
| Condo Fee      | \$419   |

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Listing information last updated on June 19th, 2025 at 7:02pm MDT