

\$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	8
Zoning	Zone 20
Condo Fee	\$419

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 July 4th, 2025 at 7:02pm MDT