

## \$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 | 6              |
| Zoning         | Zone 20        |
| Condo Fee      | \$435          |

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Listing information last updated on July 9th, 2025 at 6:32pm MDT