

# \$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
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Days on Market	5
Zoning	Zone 20
Condo Fee	\$419

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