

## **\$114,900 - 307 9810 - 178 Street Street, Edmonton**

MLS® #E4428874

**\$114,900**

1 Bedroom, 0.50 Bathroom, 763 sqft

Condo / Townhouse on 0.00 Acres

La Perle, Edmonton, AB

FIRST TIME HOME BUYERS AND/OR INVESTORS ALERT!! Welcome to this affordable and well-maintained 1-Bedroom, 1-Bathroom Condo located in the desirable La Perle neighborhood. Situated on the third floor, this unit offers a spacious living area with a sunken living room and cozy wood-burning fireplace. Built in 1980, this building has been maintained to ensure a comfortable living experience for all residents. Enjoy the serene west facing balcony overlooking the lush trees. The bright eat-in kitchen boasts ample cupboard space and laminate flooring. Recent upgrades include a refreshed bathroom and new windows. Additional features include generous in-unit storage, shared laundry facility on each floor and an elevator near the unit. Low Condo Fees cover heat and water. Parking Stall includes a plug-in for winter months, with visitor parking available besides the building. Close to amenities such as West Edmonton Mall, Terra Losa Shopping Centre, Costco, Restaurants, Schools, Parks and more. Motivated Seller!!

Built in 1980

### **Essential Information**

MLS® # E4428874

Price \$114,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 0.50                   |
| Half Baths     | 1                      |
| Square Footage | 763                    |
| Acres          | 0.00                   |
| Year Built     | 1980                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 307 9810 - 178 Street Street |
| Area        | Edmonton                     |
| Subdivision | La Perle                     |
| City        | Edmonton                     |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T5T 3H4                      |

### Amenities

|           |                            |
|-----------|----------------------------|
| Amenities | Intercom, Parking-Plug-Ins |
| Parking   | Stall                      |

### Interior

|              |                                                                               |
|--------------|-------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric, Window Coverings |
| Heating      | Hot Water, Natural Gas                                                        |
| # of Stories | 4                                                                             |
| Stories      | 1                                                                             |
| Has Basement | Yes                                                                           |
| Basement     | None, No Basement                                                             |

### Exterior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                           |
| Exterior Features | Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                                                                                 |
| Construction      | Wood, Brick, Vinyl                                                                                                           |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 2nd, 2025  
Days on Market                29  
Zoning                              Zone 20  
Condo Fee                        \$431

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