

## \$250,000 - 18142 96 Avenue, Edmonton

MLS® #E4464164

**\$250,000**

3 Bedroom, 1.50 Bathroom, 1,201 sqft  
Condo / Townhouse on 0.00 Acres

La Perle, Edmonton, AB

Move in and get cozy by Christmas! This beautifully updated 3-bedroom, 1.5-bath, 2-storey condo in La Perle offers 1,200 sq ft of comfort and the largest private yard in the entire complex! Brand-new luxury vinyl plank flooring and fresh paint set a modern tone. Enjoy easy winter living with a covered parking stall leading to your front patio. Inside, the wood-burning fireplace invites you to stay warm and cozy this holiday season. The bright kitchen features ample cabinets, great counter space, and a view of your private yard, while the dining area is perfect for family or guests. Upstairs, the spacious primary bedroom offers a Juliette balcony and private bath access, with two more bedrooms completing the level. The finished basement adds three versatile spaces for relaxing or hobbies. In the well-run Parklane West complex with condo fees of \$419/month, this home is move-in ready – just in time for Christmas by the fire!

Built in 1981

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4464164  |
| Price      | \$250,000 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,201             |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 18142 96 Avenue |
| Area        | Edmonton        |
| Subdivision | La Perle        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 3N3         |

### Amenities

|                |                                                          |
|----------------|----------------------------------------------------------|
| Amenities      | Deck, Front Porch, Parking-Visitor, Patio, Vinyl Windows |
| Parking Spaces | 1                                                        |
| Parking        | Single Carport                                           |

### Interior

|              |                                                                                              |
|--------------|----------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                    |
| Fireplace    | Yes                                                                                          |
| Fireplaces   | Mantel, Tile Surround, Woodstove                                                             |
| Stories      | 3                                                                                            |
| Has Basement | Yes                                                                                          |
| Basement     | Full, Finished                                                                               |

### Exterior

|                   |                                                                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                                                                                                                             |
| Exterior Features | Backs Onto Park/Trees, Corner Lot, Cross Fenced, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, Picnic Area, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood               |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 3                  |
| 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 November 3rd, 2025 at 9:32am MST