

## **\$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                25  
Zoning                              Zone 20  
Condo Fee                        \$431

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Listing information last updated on April 27th, 2025 at 11:17am MDT