

# \$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        9

Zoning                 Zone 20

Condo Fee             \$431

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Listing information last updated on April 11th, 2025 at 8:02am MDT