

## \$484,900 - 9923 180 Street, Edmonton

MLS® #E4425206

**\$484,900**

4 Bedroom, 3.50 Bathroom, 1,709 sqft  
Single Family on 0.00 Acres

La Perle, Edmonton, AB

Fantastic family home, nestled in a quiet, established community of La Perle. It has so much going for it! This 4-level split is fully developed with over 2,500 sf. ft. of living space. It has 4 bdrms & 3.5 baths. Main floor w/ living room, formal dining room, updated kitchen w/ S.S. appliances & breakfast nook w/ door to access large patio & backyard. 2-pce bath, laundry room, and generously-sized family room w/ wood fire place complete the main floor. Upstairs there are 3 spacious bedrooms including Primary w/ 3-pce renovated en-suite. The basement is fully finished basement with recreation room, tons of space for family games/exercise. 4th bedroom, 3-pce en-suite, and lots of storage space. Current upgrades include: windows (2022), furnace (2024), HWT (2019), stove & hood fan (2025), and more. Double attached garage & single detached garage w/ 220V power. Fully fenced back yard. This house is located near to WEM, easy access to A. Henday, Whitemud and public transportation. Close to schools and parks.

Built in 1985

### Essential Information

MLS® #	E4425206
Price	\$484,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,709
Acres	0.00
Year Built	1985
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	9923 180 Street
Area	Edmonton
Subdivision	La Perle
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 4H9

### **Amenities**

Amenities	Deck, No Animal Home, No Smoking Home
Parking	220 Volt Wiring, Double Garage Attached, Insulated, Over Sized, Single Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Garburator, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	4
Has Basement	Yes
Basement	Full, Finished

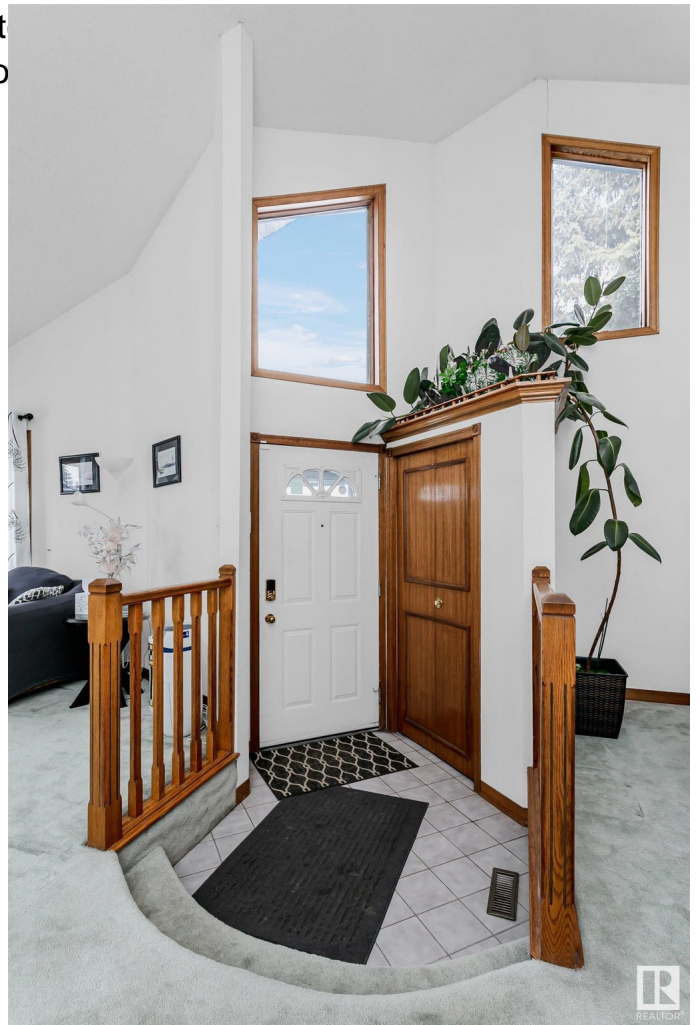
### **Exterior**

Exterior	Wood, Vinyl
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Exterior Features Corner Lot, Fenced, Flat Sit  
Transportation, Schools, Sho  
Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

**Additional Information**

Date Listed March 12th, 2025  
Days on Market 2  
Zoning Zone 20



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Listing information last updated on March 14th, 2025 at 6:02pm MDT