

Courtesy Of Nicole Bosse Of RE/MAX River City

## \$400,000 - 9740 190 Street, Edmonton

MLS® #E4425576

**\$400,000**

4 Bedroom, 3.00 Bathroom, 1,728 sqft  
Single Family on 0.00 Acres

La Perle, Edmonton, AB

Opportunity awaits here in La Perle - an established family friendly west Edmonton community with amazing proximity and access to the Anthony Henday and West Edmonton Mall. Just a few blocks away from LaPerle School sits this charming 2 storey home awaiting your families personal touch! Brightly lit with plenty of large windows, this home's main floor is open and spacious with great flow from the livingroom through to the kitchen complete with fireplace! Character continues with the formal dining room (great for an office!), 2pc bathroom, and center open staircase leading to the second floor. Up here, find 3 good sized bedrooms including a generously sized primary with updated ensuite and TWO walk in closets. The top floor also has a full 4pc main bathroom. Downstairs provides extra versatility with bedroom, cold storage, recreation and additional storage space. Out back there are no rear neighbours, as this home backs onto a green belt! This is a fantastic find with great value.

Built in 1983

### Essential Information

MLS® #	E4425576
Price	\$400,000
Bedrooms	4



Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,728
Acres	0.00
Year Built	1983
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	9740 190 Street
Area	Edmonton
Subdivision	La Perle
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 5K6

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction Wood, Brick, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 13th, 2025  
Days on Market 1  
Zoning Zone 20

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Listing information last updated on March 14th, 2025 at 9:32am MDT