

# \$174,900 - N/A, Edmonton

MLS® #E4419896

## \$174,900

2 Bedroom, 1.50 Bathroom, 945 sqft  
Condo / Townhouse on 0.00 Acres

La Perle, Edmonton, AB

Welcome to Erindale! This bright, west-facing 2-bedroom, 1.5-bath condo features in-suite laundry and boasts all the modern finishes you expect, like quartz countertops, vinyl plank flooring, and an electric fireplace. But this unit goes above and beyond—thanks to a taller ceiling in the sunken living room, it feels even more spacious, open, and airy. Need extra storage? There’s a handy storage room off the deck, plus a dedicated bike storage room. And if you’re looking for more amenities, you’ll find a fitness room and an energized parking stall, with additional stalls available for rent. Location is key, and this one’s perfect—just a short walk to the future LRT station, West Edmonton Mall, schools, and shopping. Plus, following a building fire in 2022, this entire project was rebuilt to exceed today’s building standards. With everything done, all that’s left to do is move in!



Built in 1979

### Essential Information

MLS® #	E4419896
Price	\$174,900
Bedrooms	2
Bathrooms	1.50
Full Baths	1

Half Baths	1
Square Footage	945
Acres	0.00
Year Built	1979
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	N/A
Area	Edmonton
Subdivision	La Perle
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5J 3A7

### **Amenities**

Amenities	See Remarks
Parking	Stall

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Baseboard, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	January 31st, 2025
Days on Market	92
Zoning	Zone 20
Foreclosure	Yes
Condo Fee	\$444



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