

# \$199,888 - 109 9504 182 Street, Edmonton

MLS® #E4462188

**\$199,888**

2 Bedroom, 1.50 Bathroom, 885 sqft  
Condo / Townhouse on 0.00 Acres

La Perle, Edmonton, AB

Step into this brand-new, never-lived-in condo that perfectly blends modern comfort with unbeatable convenience! This bright and cozy 2-bedroom, 1.5-bath home features a stylish sunken living room that adds character and space. The primary bedroom includes a private half-bath ensuite for added comfort. Enjoy the luxury of all-new appliances and a fitness room right within the complex. Rebuilt in 2024, everything here feels fresh, modern, and move-in ready. Located in a prime area close to the Henday, West Edmonton Mall, public transit, and the soon-to-open LRT, youâ€™ll have easy access to everything you need. Optional extra parking is available for added flexibility. Whether youâ€™re a first-time homebuyer or an investor looking for a low-maintenance opportunity, this home offers incredible value, style, and location!

Built in 1979

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4462188  |
| Price          | \$199,888 |
| Bedrooms       | 2         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 885       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1979                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 109 9504 182 Street |
| Area        | Edmonton            |
| Subdivision | La Perle            |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 3A7             |

### Amenities

|                |                                                                                                                   |
|----------------|-------------------------------------------------------------------------------------------------------------------|
| Amenities      | Detectors Smoke, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Storage-Locker Room, HRV System |
| Parking Spaces | 1                                                                                                                 |
| Parking        | Stall                                                                                                             |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Natural Gas                                                               |
| # of Stories      | 4                                                                                    |
| Stories           | 4                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | None, No Basement                                                                    |

### Exterior

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

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 1                  |
| Zoning         | Zone 20            |
| Condo Fee      | \$430              |

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Listing information last updated on October 16th, 2025 at 11:32am MDT