

## \$174,900 - 215 18004 95 Avenue, Edmonton

MLS® #E4460972

**\$174,900**

3 Bedroom, 2.00 Bathroom, 1,368 sqft  
Condo / Townhouse on 0.00 Acres

La Perle, Edmonton, AB

Spacious & Bright 3-Bedroom Condo in Desirable 45+ Community! Welcome to this beautifully maintained corner unit offering nearly 1,370 sq. ft. of living space in West Edmonton. This quiet, adult-only building provides a peaceful lifestyle with excellent amenities. The suite features three generous bedrooms, including a primary bedroom with dual closets and a private ensuite. The bright living room boasts large windows, while the kitchen with its own window fills the home with natural light. Enjoy your north-facing balcony overlooking a serene treed area and the convenience of three parking stalls—perfect for multiple vehicles. Additional highlights include in-suite laundry, newer paint and flooring, and a large storage room. Condo fees include water, sewer, basic cable, and access to fantastic amenities such as an exercise room, swimming pool, and hot tub. Ideally located close to West Edmonton Mall, grocery stores, restaurants, hospitals, and schools—everything you need is within walking distance!

Built in 1990

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4460972  |
| Price  | \$174,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,368                  |
| Acres          | 0.00                   |
| Year Built     | 1990                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 215 18004 95 Avenue |
| Area        | Edmonton            |
| Subdivision | La Perle            |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 5W3             |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Stall                           |

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                               |
| Appliances        | Dryer, Freezer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Natural Gas                                                         |
| # of Stories      | 4                                                                              |
| Stories           | 1                                                                              |
| Has Basement      | Yes                                                                            |
| Basement          | None, No Basement                                                              |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                  |
| Exterior Features | Flat Site, Landscaped, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                              |
| Construction      | Wood, Stucco                                                  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 6th, 2025  
Days on Market                15  
Zoning                              Zone 20  
Condo Fee                        \$768

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