

# \$249,900 - 18036 96 Avenue, Edmonton

MLS® #E4425133

## \$249,900

3 Bedroom, 2.50 Bathroom, 1,208 sqft  
Condo / Townhouse on 0.00 Acres

La Perle, Edmonton, AB

Welcome to 18036 96 Ave, a stylish and low-maintenance 1,208 sq. ft. 2-storey condo in the heart of West Edmonton. Thoughtfully renovated, this home offers modern comforts with a touch of elegance. The main floor features a bright, inviting living space, a well-appointed kitchen, and private dining area perfect for gatherings. Upstairs, you'll find three spacious bedrooms, ideal for families or those needing extra space. The basement is a standout, partially with a stunning, fully updated stunning bathroom—a perfect retreat. Enjoy the convenience of a single carport, keeping your vehicle sheltered year-round. With recent upgrades and a prime location close to schools, shopping, and parks, this home is move-in ready. Discover easy living in a beautifully refreshed space—this one is worth a look!

Built in 1981

### Essential Information

MLS® #	E4425133
Price	\$249,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,208



Acres	0.00
Year Built	1981
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	18036 96 Avenue
Area	Edmonton
Subdivision	La Perle
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 3N2

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Closet Organizers, No Smoking Home, Storage-In-Suite
Parking	Single Carport

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, No Back Lane, No Through Road, Picnic Area, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

## Additional Information

Date Listed	March 11th, 2025
Days on Market	3
Zoning	Zone 20
Condo Fee	\$419

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Listing information last updated on March 14th, 2025 at 1:22pm MDT