

\$569,900 - 9825 187 Street, Edmonton

MLS® #E4440248

\$569,900

4 Bedroom, 3.00 Bathroom, 1,850 sqft

Single Family on 0.00 Acres

La Perle, Edmonton, AB

Sitting on a $\frac{1}{4}$ acre lot, this west end gem offers over 3600 sq ft of bungalow living space—room to live, grow & entertain! Step outside into your massive backyard oasis with a huge deck, gas fire pit, BBQ hookup, future heater rough-in, large shed, fruit tree, and plenty of space for all. Inside, one wing features 3 bedrooms—including the primary suite with 3pc ensuite & walk-in closet, a 4pc bath with Solatube daylighting, and main floor laundry. The opposite wing boasts a spacious kitchen open to dining, a family room with a gas fireplace, formal living room with another gas fireplace, and a bright den. Downstairs: a huge rec room with cedar ceilings & wood-burning fireplace, a 4th bedroom with access to a den, a 3pc bath, and tons of storage. The oversized, heated double garage includes a hookup to the central vac, and the exposed aggregate driveway provides parking for up to six vehicles or a trailer/motorhome. Close to schools, parks, WEM, the community league & Henday!

Built in 1980

Essential Information

MLS® # E4440248

Price \$569,900

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,850
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	9825 187 Street
Area	Edmonton
Subdivision	La Perle
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 3E7

Amenities

Amenities	Closet Organizers, Deck, Fire Pit, Parking-Extra, Vinyl Windows, See Remarks, Vacuum System-Roughed-In, Natural Gas BBQ Hookup
Parking Spaces	8
Parking	Double Garage Attached, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Garburator, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, See Remarks, Garage Heater
Heating	Baseboard, Hot Water, Water
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

School Information

Elementary	LaPerle/Belmead
Middle	Holy Cross/McKernan
High	St.FrancisXavier/JH Picard

Additional Information

Date Listed	June 4th, 2025
Days on Market	12
Zoning	Zone 20

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