

## \$179,900 - 411 18004 95 Ave, Edmonton

MLS® #E4458888

**\$179,900**

3 Bedroom, 2.00 Bathroom, 1,356 sqft

Condo / Townhouse on 0.00 Acres

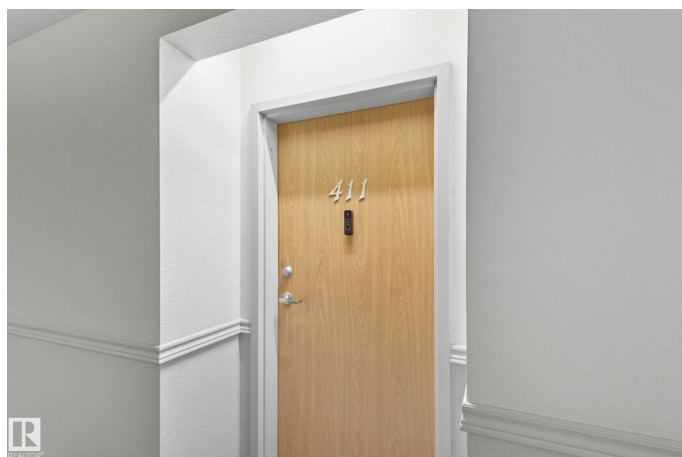
La Perle, Edmonton, AB

Spacious and inviting, this top-floor executive condo offers nearly 1,400 sq. ft. of living space—larger than detached homes in the area. Featuring 3 bedrooms, this well-maintained home has been upgraded with abundant kitchen cabinetry, newer appliances, modern flooring, and a walk-in tub/shower in the main bath. The expansive primary suite includes dual closets and a private 3-piece ensuite. Enjoy a covered balcony with views and additional storage. The complex is exceptionally cared for and offers an indoor pool, hot tub, fitness center, sauna, social room, and ample visitor parking. Ideally located in a vibrant area with abundant shopping, parks, and public transportation, this 45+ residence combines comfort, convenience, and community living.

Built in 1990

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4458888  |
| Price          | \$179,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,356     |
| Acres          | 0.00      |
| Year Built     | 1990      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 411 18004 95 Ave |
| Area        | Edmonton         |
| Subdivision | La Perle         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5T 5W3          |

### Amenities

|                |                                                                                                |
|----------------|------------------------------------------------------------------------------------------------|
| Amenities      | Exercise Room, Hot Tub, No Smoking Home, Parking-Visitor, Pool-Indoor, Sauna; Swirlpool; Steam |
| Parking Spaces | 1                                                                                              |
| Parking        | Stall                                                                                          |
| Has Pool       | Yes                                                                                            |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Hot Water, Water                                                |
| # of Stories      | 4                                                                          |
| Stories           | 1                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | None, No Basement                                                          |

### Exterior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                              |
| Exterior Features | Fenced, Golf Nearby, No Back Lane, No Through Road, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                          |
| Construction      | Wood, Stucco                                                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                                                        |

**School Information**

|            |                |
|------------|----------------|
| Elementary | Belmead        |
| Middle     | St Thomas More |
| High       | Japer Place    |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 22nd, 2025 |
| Days on Market | 32                   |
| Zoning         | Zone 20              |
| Condo Fee      | \$748                |

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Listing information last updated on October 24th, 2025 at 8:17am MDT