

Courtesy Of Dan Royer Of Initia Real Estate

## \$209,000 - 314 9504 182 Street, Edmonton

MLS® #E4427317

**\$209,000**

2 Bedroom, 1.50 Bathroom, 945 sqft  
Condo / Townhouse on 0.00 Acres

La Perle, Edmonton, AB

BRAND NEW building - Rebuilt after major fire in 2022. Welcome to The Erindale, a quiet "boutique" condo complex with just 54 units, offering an exceptional opportunity to own a brand-new, never-lived-in 945 sq. ft. unit. This 2-bedroom, 1.5-bathroom home features modern finishes, including quartz countertops, soft-close cabinets, and a cozy electric fireplace in the sunken living room. The spacious in-suite laundry room, private balcony with storage, and additional storage locker on the same floor add great convenience. Enjoy easy access to the balcony from both the primary bedroom and living room. With a fitness room, bike storage, and low condo fees, this complex offers an excellent lifestyle. Located just a short walk from West Edmonton Mall, LaPerle Elementary, shopping, restaurants, and with a bus stop right next door, this property is the perfect blend of comfort and convenience. Be the first to call this stunning, brand-new condo home! Photos digitally staged.

Built in 1979

### Essential Information

MLS® #	E4427317
Price	\$209,000
Bedrooms	2



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	945
Acres	0.00
Year Built	1979
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	314 9504 182 Street
Area	Edmonton
Subdivision	La Perle
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 3A7

### Amenities

Amenities	Off Street Parking, Deck, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Storage-Locker Room
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Baseboard, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Hardie Board Siding
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	See Remarks
Construction	Wood, Hardie Board Siding
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 24th, 2025
Days on Market	10
Zoning	Zone 20
Condo Fee	\$445

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