

## \$600,000 - 9818 185 Street, Edmonton

MLS® #E4448477

**\$600,000**

3 Bedroom, 2.50 Bathroom, 2,282 sqft

Single Family on 0.00 Acres

La Perle, Edmonton, AB

Don't miss this rare chance to own one of the **LARGEST LOTS** (1221m<sup>2</sup>/0.3 acres) in the desired community of La Perle! Nestled on a quiet cul-de-sac, this 2,281 sq ft home blends classic charm w thoughtful upgrades & family-focused design. Step in to the foyer w wood accents leading to a light filled living space anchored by a stunning arched brick fireplace. Coffered ceilings elevate the formal dining room, while the updated kitchen opens seamlessly to indoor & outdoor living. Entertain year-round in the finished sunroom or step outside to a private, fully landscaped oasis w mature trees, a greenhouse, shed, play area, & space to relax or garden. Upstairs, you'll find 3 spacious bdrms including a king-sized primary w walk-in closet & ensuite. Smart updates continue at the back entry w a spacious & functional drop zone designed for busy family life. Oversized Dbl Garage! Mins from schools, parks, transit & shopping, this one-of-a-kind property offers exceptional / functional space that your family deserves.

Built in 1980

### Essential Information

MLS® # E4448477

Price \$600,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,282
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9818 185 Street
Area	Edmonton
Subdivision	La Perle
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 3E5

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Woodstove
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Brick
Exterior Features	Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No Back Lane, Paved Lane, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

**School Information**

Elementary	St Benedict Catholic
Middle	Michael Phair Junior High

**Additional Information**

Date Listed	July 18th, 2025
Days on Market	13
Zoning	Zone 20

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