

## \$159,000 - 217 18012 95 Avenue, Edmonton

MLS® #E4447692

**\$159,000**

2 Bedroom, 2.00 Bathroom, 1,019 sqft

Condo / Townhouse on 0.00 Acres

La Perle, Edmonton, AB

This desirable 2 bedroom, 2 full bath just minutes walk to WEM. You'll appreciate the primary bedroom with his & hers closets and a full 4 pce. ensuite. The 2nd bedroom is located next to another 4 pce. bathroom, perfect for guests. The living area & dining area are a generous size. There is even a large storage room in the unit with full size washer & dryer. Your energized parking spot is located right below your unit. This 55 plus adult building has lots to offer including an indoor pool, hot tub, sauna, fitness centre, library & social room. Public transit is located right out the front door & restaurants, shops, amenities & services are all nearby. This well managed building has new windows, patio doors, an on-site manager & lots of visitor parking.

Built in 1990

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4447692  |
| Price          | \$159,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,019     |
| Acres          | 0.00      |
| Year Built     | 1990      |



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

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 217 18012 95 Avenue |
| Area        | Edmonton            |
| Subdivision | La Perle            |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 5Z2             |

### Amenities

|           |                                                                      |
|-----------|----------------------------------------------------------------------|
| Amenities | Exercise Room, Parking-Visitor, Pool-Indoor, Sauna; Swirlpool; Steam |
| Parking   | Stall                                                                |
| Has Pool  | Yes                                                                  |

### Interior

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

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior          | Wood, Stucco                              |
| Exterior Features | Fenced, Landscaped, Public Transportation |
| Roof              | Asphalt Shingles                          |
| Construction      | Wood, Stucco                              |
| Foundation        | Concrete Perimeter                        |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 82              |

|           |         |
|-----------|---------|
| Zoning    | Zone 20 |
| Condo Fee | \$551   |

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Listing information last updated on October 4th, 2025 at 9:02pm MDT