

\$174,900 - 215 18004 95 Avenue, Edmonton

MLS® #E4460972

\$174,900

3 Bedroom, 2.00 Bathroom, 1,368 sqft
Condo / Townhouse on 0.00 Acres

La Perle, Edmonton, AB

Spacious & Bright 3-Bedroom Condo in Desirable 45+ Community! Welcome to this beautifully maintained corner unit offering nearly 1,370 sq. ft. of living space in West Edmonton. This quiet, adult-only building provides a peaceful lifestyle with excellent amenities. The suite features three generous bedrooms, including a primary bedroom with dual closets and a private ensuite. The bright living room boasts large windows, while the kitchen with its own window fills the home with natural light. Enjoy your north-facing balcony overlooking a serene treed area and the convenience of three parking stalls—perfect for multiple vehicles. Additional highlights include in-suite laundry, newer paint and flooring, and a large storage room. Condo fees include water, sewer, basic cable, and access to fantastic amenities such as an exercise room, swimming pool, and hot tub. Ideally located close to West Edmonton Mall, grocery stores, restaurants, hospitals, and schools—everything you need is within walking distance!

Built in 1990

Essential Information

MLS® # E4460972

Price \$174,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,368
Acres	0.00
Year Built	1990
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	215 18004 95 Avenue
Area	Edmonton
Subdivision	La Perle
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 5W3

Amenities

Amenities	No Animal Home, No Smoking Home
Parking	Stall

Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Freezer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stucco
Exterior Features	Flat Site, Landscaped, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation Concrete Perimeter

Additional Information

Date Listed October 6th, 2025
Days on Market 7
Zoning Zone 20
Condo Fee \$768

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)
Listing information last updated on October 13th, 2025 at 10:47am MDT