

## \$254,900 - 18102 96 Avenue, Edmonton

MLS® #E4458891

**\$254,900**

3 Bedroom, 1.50 Bathroom, 1,206 sqft

Condo / Townhouse on 0.00 Acres

La Perle, Edmonton, AB

FULLY UPGRADED Corner Townhouse! A MUST-SEE! Forget ordinary—this stunning 3-bedroom corner unit in Parklane West is an absolute SHOWSTOPPER! Step inside to discover a CHEF'S DREAM KITCHEN featuring gorgeous custom white cabinetry with genius hidden drawers, a massive pull-out pantry, stunning backsplash, and sleek stainless steel appliances. The open main floor is perfect for entertaining, with a sun-filled formal dining area and a cozy living room centered around a warm fireplace—all flowing together with beautiful laminate flooring! Head upstairs to your private retreat! The MASTER BEDROOM includes its own peaceful patio—perfect for morning coffee! Two additional bedrooms and a sparkling full bath complete this level. But wait—there's MORE! The partially finished basement offers bonus living space, a brand new furnace and a newer hot water tank. Love outdoor living? Large slide windows open directly to your very own PRIVATE BACKYARD... Plus, enjoy the convenience of a covered carport! Welcome HOME !!!

Built in 1981

### Essential Information

MLS® # E4458891

Price \$254,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,206             |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 18102 96 Avenue |
| Area        | Edmonton        |
| Subdivision | La Perle        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 3N3         |

### Amenities

|           |                                                      |
|-----------|------------------------------------------------------|
| Amenities | Front Porch, No Smoking Home, Parking-Visitor, Patio |
| Parking   | Single Carport                                       |

### Interior

|              |                                                                                                                      |
|--------------|----------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                            |
| Stories      | 3                                                                                                                    |
| Has Basement | Yes                                                                                                                  |
| Basement     | Full, Partially Finished                                                                                             |

### Exterior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                                                    |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                        |

|              |                    |
|--------------|--------------------|
| Construction | Wood               |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 22nd, 2025 |
| Days on Market | 43                   |
| Zoning         | Zone 20              |
| Condo Fee      | \$419                |

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Listing information last updated on November 4th, 2025 at 8:17pm MST