

## \$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 | 18              |
| Zoning         | Zone 20         |

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 August 5th, 2025 at 6:32am MDT