

\$469,000 - 9855 179 Street, Edmonton

MLS® #E4446155

\$469,000

4 Bedroom, 2.50 Bathroom, 1,853 sqft

Single Family on 0.00 Acres

La Perle, Edmonton, AB

4?bedrooms UP in LaPerle! This West Edmonton Original Owner beauty boasts a traditional layout and shows pride of ownership with newer windows, shingles and furnace! The major systems are done, it's the fun stuff that's left. No rear neighbors in a massive east-facing lot offers added privacy and space to roam. Inside, the main floor flows seamlessly from living room to dining to kitchen—ideal for family living, with a secondary living main floor living room. Upstairs, four generous bedrooms, including a massive master with walk in closet and full ensuite, plus a 4 pc ensuite await; the lower level is a blank canvas ready for development to suit your needs. Main floor 2 power room and laundry, plus Double Attached Garage are welcomed extras. Situated on a quiet street near parks, schools, shopping and easy access to transit, Anthony Henday, Whitemud and West Edmonton Mall. A superb canvas for personalization in a mature, family-friendly neighbourhood.

Built in 1981

Essential Information

MLS® # E4446155

Price \$469,000

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,853
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	9855 179 Street
Area	Edmonton
Subdivision	La Perle
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 3P7

Amenities

Amenities	No Animal Home, No Smoking Home, See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Stove-Electric, Washer, Window Coverings
Heating	In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Brick, Metal
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, No Back Lane, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Brick, Metal
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 4th, 2025
Days on Market	3
Zoning	Zone 20

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