

## \$459,000 - 9855 179 Street, Edmonton

MLS® #E4446155

**\$459,000**

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 \$459,000

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 | 48             |
| Zoning         | Zone 20        |

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