

# \$259,500 - 9541 A 180 A Street, Edmonton

MLS® #E4455805

## \$259,500

3 Bedroom, 1.50 Bathroom, 1,110 sqft  
Condo / Townhouse on 0.00 Acres

La Perle, Edmonton, AB

Be prepared to be impressed. Half duplex 3 brdrm condo 1109 sq ft. Two parking stalls adjacent to unit. Many recent upgrades: painted throughout(July 2025), new high efficiency furnace(June 2025), new front screen door, hardwood on upper level(two yrs old), all new light fixtures, newer stainless stell appliances, glass tile backsplash. Kitchen has been completely remodelled. Private enclosed and fenced rear yard, great for young kids or pets. Pets allowed with board approval. Close to bus, schools, shopping, parks. The flowers in pots and the benches do not stay. A must to show!

Built in 1979

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4455805          |
| Price          | \$259,500         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,110             |
| Acres          | 0.00              |
| Year Built     | 1979              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |



|        |               |
|--------|---------------|
| Style  | 5 Level Split |
| Status | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 9541 A 180 A Street |
| Area        | Edmonton            |
| Subdivision | La Perle            |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 2Z4             |

### Amenities

|           |                                                                             |
|-----------|-----------------------------------------------------------------------------|
| Amenities | Off Street Parking, Deck, Detectors Smoke, No Smoking Home, Parking-Visitor |
| Parking   | 2 Outdoor Stalls                                                            |

### Interior

|              |                                                                                    |
|--------------|------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                          |
| Stories      | 4                                                                                  |
| Has Basement | Yes                                                                                |
| Basement     | Full, Unfinished                                                                   |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                             |
| Exterior Features | Corner Lot, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                |
| Construction      | Wood, Stucco, Vinyl                                                             |
| Foundation        | Concrete Perimeter                                                              |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 7                   |
| Zoning         | Zone 20             |
| Condo Fee      | \$355               |

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 September 10th, 2025 at 3:17am MDT