

## \$569,900 - 9825 187 Street, Edmonton

MLS® #E4440248

**\$569,900**

4 Bedroom, 3.00 Bathroom, 1,850 sqft

Single Family on 0.00 Acres

La Perle, Edmonton, AB

Sitting on a  $\frac{1}{4}$  acre lot, this west end gem offers over 3600 sq ft of bungalow living space—room to live, grow & entertain! Step outside into your massive backyard oasis with a huge deck, gas fire pit, BBQ hookup, future heater rough-in, large shed, fruit tree, and plenty of space for all. Inside, one wing features 3 bedrooms—including the primary suite with 3pc ensuite & walk-in closet, a 4pc bath with Solatube daylighting, and main floor laundry. The opposite wing boasts a spacious kitchen open to dining, a family room with a gas fireplace, formal living room with another gas fireplace, and a bright den. Downstairs: a huge rec room with cedar ceilings & wood-burning fireplace, a 4th bedroom with access to a den, a 3pc bath, and tons of storage. The oversized, heated double garage includes a hookup to the central vac, and the exposed aggregate driveway provides parking for up to six vehicles or a trailer/motorhome. Close to schools, parks, WEM, the community league & Henday!

Built in 1980

### Essential Information

MLS® # E4440248

Price \$569,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,850                  |
| Acres          | 0.00                   |
| Year Built     | 1980                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9825 187 Street |
| Area        | Edmonton        |
| Subdivision | La Perle        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 3E7         |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Closet Organizers, Deck, Fire Pit, Parking-Extra, Vinyl Windows, See Remarks, Vacuum System-Roughed-In, Natural Gas BBQ Hookup |
| Parking Spaces | 8  |
| Parking        | Double Garage Attached, Over Sized   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Garburator, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, See Remarks, Garage Heater |
| Heating           | Baseboard, Hot Water, Water   |
| Fireplace         | Yes   |
| Fireplaces        | Brick Facing  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick   |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick   |
| Foundation        | Concrete Perimeter  |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | LaPerle/Belmead            |
| Middle     | Holy Cross/McKernan        |
| High       | St.FrancisXavier/JH Picard |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 13             |
| Zoning         | Zone 20        |

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Listing information last updated on June 17th, 2025 at 6:17am MDT