

## \$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	8
Zoning	Zone 20

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