

## \$480,000 - 9803 185 Street, Edmonton

MLS® #E4447513

**\$480,000**

4 Bedroom, 2.00 Bathroom, 1,341 sqft

Single Family on 0.00 Acres

La Perle, Edmonton, AB

Beautifully Maintained 4-Level Split in La Perle | Nearly 2,350 Sq Ft of Living Space Welcome to this meticulously cared-for 4-level split, offering nearly 2,350 sq ft of well-designed living space in the highly sought-after community of La Perle. Step inside to a spacious front foyer that opens into a bright living room with gleaming hardwood floors, followed by a step up into the formal dining room featuring vaulted ceilings—perfect for entertaining. The kitchen boasts brand new ceramic tile flooring, ample cabinetry, and a patio door that leads to a fully landscaped and fenced backyard complete with a new deck and stone patio. The upper level features three generous bedrooms, including a primary suite with a 3-piece ensuite and walk-in closet. A beautifully updated 4-piece main bathroom with upscale new laminate flooring completes this level. On the third level, you'll find a cozy family room with a wood-burning fireplace, an additional bedroom, a 2-piece powder room, and direct access to the overs

Built in 1985

### Essential Information

MLS® # E4447513

Price \$480,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,341                  |
| Acres          | 0.00                   |
| Year Built     | 1985                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9803 185 Street |
| Area        | Edmonton        |
| Subdivision | La Perle        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 3L7         |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | Air Conditioner, Deck, Exercise Room       |
| Parking   | Double Garage Detached, Front Drive Access |

### Interior

|                   |                                                                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                                            |
| Fireplaces        | Brick Facing                                                                                                                                                                                                   |
| Stories           | 4                                                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                                                                                 |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                            |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, |

|              |                          |
|--------------|--------------------------|
|              | Schools, Shopping Nearby |
| Roof         | Asphalt Shingles         |
| Construction | Wood, Brick, Vinyl       |
| Foundation   | Concrete Perimeter       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 12th, 2025 |
| Days on Market | 27              |
| Zoning         | Zone 20         |

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Listing information last updated on August 8th, 2025 at 9:02am MDT