

## \$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	18
Zoning	Zone 20

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