

# **\$175,000 - 306 18012 95 Avenue, Edmonton**

MLS® #E4431805

**\$175,000**

2 Bedroom, 2.00 Bathroom, 1,001 sqft

Condo / Townhouse on 0.00 Acres

La Perle, Edmonton, AB

Live in comfort at Carrington Place. This 45+ complex has fabulous features like an INDOOR POOL, sauna, gym, spacious lobby and quiet building. Stepping into the THIRD FLOOR apartment you will see all the natural light that pours in from your SOUTH FACING UNIT where you can also sit and enjoy your private balcony. This home has an ideal layout with a well appointed kitchen offering WOOD cabinets. There is 2 bedrooms both are a generous size. The primary room includes a walk through closet into your ENSUITE. There is an additional 4 piece bathroom. Lastly but extremely important the LAUNDRY ROOM with tons storage and BRAND NEW WASHER! You also have the conveniences of TWO PARKING STALLS, A/C, UPDATED BATHROOMS, newer flooring and fresh paint. Close to ALL amenities including WEM, restaurants, shopping, public transit.

Built in 1990

## **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4431805  |
| Price          | \$175,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,001     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1990                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 306 18012 95 Avenue |
| Area        | Edmonton            |
| Subdivision | La Perle            |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 5Z2             |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Exercise Room, Hot Tub, Parking-Visitor, Party Room, Pool-Indoor, Sauna; Swirlpool; Steam, See Remarks |
| Parking   | 2 Outdoor Stalls  |
| Has Pool  | Yes   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Water   |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 19th, 2025 |
| Days on Market | 11               |
| Zoning         | Zone 20          |
| Condo Fee      | \$551            |

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Listing information last updated on April 30th, 2025 at 2:02am MDT