

## \$435,000 - 9521 190 Street, Edmonton

MLS® #E4433639

### \$435,000

4 Bedroom, 2.00 Bathroom, 1,305 sqft  
Single Family on 0.00 Acres

La Perle, Edmonton, AB

Situated in a quiet La Perle cul-de-sac, this solid single-family home is a hidden gem brimming with potential. This 4-level split offers over 1800 sq ft of livable space, with 4 bedrooms & 2 bathrooms—perfect for families seeking space to grow. The primary suite boasts a private ensuite & spacious walk-in closet. The expansive family room, anchored by a wood-burning fireplace, is ideal for cozy evenings. A large rear deck overlooks a nicely sized, fenced yard, perfect for outdoor fun. The attached oversized heated double garage ensures comfort year-round. While the home features carpet throughout and needs updating, its sturdy bones and framed, unfinished 4th level offer a blank canvas for your dream design—think theater room, home office, or more. This charming property is just minutes from West Edmonton Mall, schools, parks, & transit. This one has endless possibilities, and is ready for your vision to transform it into a stunning forever home. Don't miss this opportunity!

Built in 1983

### Essential Information

MLS® #	E4433639
Price	\$435,000
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	1,305
Acres	0.00
Year Built	1983
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	9521 190 Street
Area	Edmonton
Subdivision	La Perle
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 5L1

### **Amenities**

Amenities	Closet Organizers, Deck, Vinyl Windows, Vacuum System-Roughed-In
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Glass Door, Heatilator/Fan
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Cul-De-Sac, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 1st, 2025
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Days on Market	1
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Zoning	Zone 20
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