

# **\$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	12
Zoning	Zone 20
Condo Fee	\$551

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