



## 9923 182 Street Edmonton AB

\$485,000

Check out this nice listing in La Perle! This refreshed 4-level split offers 1365sqft above grade + 400sqft on lower level for the main suite, featuring 3 spacious bedrooms & 3 full baths. Refreshed w/ new carpet, laminate, updated vanities, modern lighting, fresh paint & quartz counters in kitchen. Third level, you'll find a cozy second living room complete w/ wood-burning fireplace, perfect for those chilly Edmonton evenings + 3rd full bath. Non conforming approx. 800sqft BASEMENT SUITE w/ SEPERATE entrance, offers incredible potential or space for extended or multigenerational families. It features 2 bedrooms, spacious kitchen & separate laundry space. The property also boasts a double attached garage, a 3-year-old roof, mostly newer windows & good-sized yard for outdoor activities. You'll love the location--just minutes away from West Edmonton Mall (WEM), easy access to the Anthony Henday & the Whitemud for convenient commuting. Some photos are virtual staged\*

Listing Presented By:



Originally Listed by:  
RE/MAX River City

[oksana@livarealestategroup.com](mailto:oksana@livarealestategroup.com)  
<http://livarealestategroup.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)