

## \$489,900 - 9612 190 Street, Edmonton

MLS® #E4426206

**\$489,900**

4 Bedroom, 3.00 Bathroom, 1,315 sqft  
Single Family on 0.00 Acres

La Perle, Edmonton, AB

QUIET WEST END LOCATION Offering an upgraded A/C'd 4 Level Split With Over 2500 Sq Ft Developed-Featuring 4 Bedrooms and 3 Bathrooms. A Renovated Main Floor Features an Expansive Kitchen With Large Gas Stove and Hood Fan, Stainless Appliances and Granite Tops. The Open Concept Dining and Living Room Features Slate Tile, Hardwood Inlays With a Large Pantry and Main Door Closet. Upper Level Has 3 Ample Sized Bedrooms Featuring a Primary With a 4 Pce Ensuite. The 3rd Level Provides a Large Family Room With Wood Burning Fireplace, The 4th Bedroom, a 3 Pce. Bathroom and a Centrally Located Laundry Area. The 4th Level features Bonus Developed Spaces Including a Rec Room and Spacious Den as Well as Mechanical Area With Huge Crawl Space Storage! Location is Perfect distance from WEM, Close to Schools and Public Transportation! We've Got Your Keys!!

Built in 1983

### Essential Information

MLS® #	E4426206
Price	\$489,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3



Square Footage	1,315
Acres	0.00
Year Built	1983
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	9612 190 Street
Area	Edmonton
Subdivision	La Perle
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 5K7

### Amenities

Amenities	Detectors Smoke, Hot Water Natural Gas, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Gas, Vacuum Systems, Washer, Washer - Energy Star, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Heatilator/Fan
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Golf Nearby, Landscaped, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl

Foundation            Concrete Perimeter

**Additional Information**

Date Listed            March 18th, 2025

Days on Market      18

Zoning                 Zone 20

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 5th, 2025 at 2:17pm MDT