

## \$144,900 - 101 17820 98 Avenue, Edmonton

MLS® #E4457991

**\$144,900**

2 Bedroom, 1.50 Bathroom, 943 sqft

Condo / Townhouse on 0.00 Acres

La Perle, Edmonton, AB

Looking for an affordable 2 bedroom 1.5 bathroom condo with ground level access? This suite in the Bedford Arms building in the west Edmonton community of La Perle might be the one! Floor plan offers generous dining, living and bedroom spaces as well as sunny south exposure. Convenient half bath ensuite and walk through closet in the primary. Large 4pc bathroom + second bedroom as well! Sunken living room creates coziness but is a good sized space to cuddle up & relax. Patio door gives you direct access to your own patio & would be perfect for someone with a green thumb or dog. This unit also offers 2 storage areas, one inside + one just off the patio. Paint is in good condition & there's updated vinyl plank flooring in the entry, kitchen & dining area as well as vinyl tile in the bathroom. Ample visitor parking as well as 1 assigned stall with plug in. The building shows pride of ownership with newer paint and well kept lobby. Great location close to groceries, restaurants, West Edmonton Mall + schools!

Built in 1980

### Essential Information

MLS® # E4457991

Price \$144,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 943                    |
| Acres          | 0.00                   |
| Year Built     | 1980                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 101 17820 98 Avenue |
| Area        | Edmonton            |
| Subdivision | La Perle            |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5T 3H5             |

### Amenities

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Amenities      | Intercom, Parking-Plug-Ins, Parking-Visitor, Patio, Storage-In-Suite |
| Parking Spaces | 1                                                                    |
| Parking        | Stall                                                                |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                           |
| Appliances        | Dishwasher-Built-In, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                     |
| # of Stories      | 4                                                                                          |
| Stories           | 1                                                                                          |
| Has Basement      | Yes                                                                                        |
| Basement          | None, No Basement                                                                          |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                    |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Tar & Gravel       |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | LaPerle/StBenedict         |
| Middle     | AlexJanvier/StThomasMore   |
| High       | JasperPlace/StFrancisXavie |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Days on Market | 1                    |
| Zoning         | Zone 20              |
| Condo Fee      | \$550                |

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Listing information last updated on September 17th, 2025 at 8:32am MDT