

\$299,900 - 18416 95a Avenue, Edmonton

MLS® #E4431756

\$299,900

4 Bedroom, 2.00 Bathroom, 956 sqft

Single Family on 0.00 Acres

La Perle, Edmonton, AB

OPPORTUNITY! CUTE HOUSE! MASSIVE GARAGE! Charming 2+2 bedroom bi-level situated on a quiet street in the heart of LaPerle. Walking distance to schools, Park, soccer fields, rink & Community League. Conveniently located close to shopping & amenities. Main floor offers a functional open floor plan with generous size kitchen, adjacent dining area, spacious living room with bright south facing picture window plus 2 bedrooms and a 4pce bath. Basement has an additional 2 bedrooms with large windows, 3pce bath, recreation space and is complete with a dedicated laundry/storage room. The **OVERSIZED** garage is a mechanics dream with a high ceiling to accommodate a lift and plenty of room for tools and projects. The property has tons of potential and awaits your personal touches! Perfect for handy buyers, investors or anyone with a vision for transformation. **CREATE** something that is truly yours! Don't miss your chance to build sweat equity! Come take a look and imagine the possibilities!

Built in 1981

Essential Information

MLS® # E4431756

Price \$299,900



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 956 |
| Acres | 0.00 |
| Year Built | 1981 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 18416 95a Avenue |
| Area | Edmonton |
| Subdivision | La Perle |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5T 3V8 |

Amenities

| | |
|-----------|------------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking | Double Garage Detached, Over Sized |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 1 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Metal |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Metal |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed April 18th, 2025
Days on Market 2
Zoning Zone 20

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