

## \$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

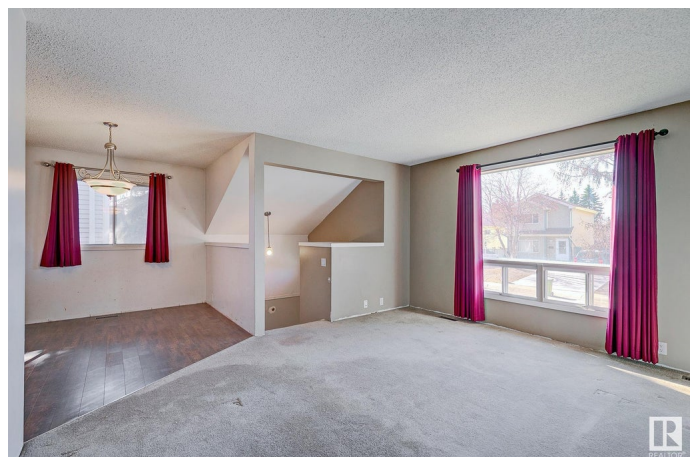
**OPPORTUNITY! CUTE HOUSE! MASSIVE GARAGE!** Charming 2+2 bedroom bi-level situated on a quiet street in the heart of LaPerle. Walking distance to schools, Park, soccer fields, rink & Community League. Conveniently located close to shopping & amenities. Main floor offers a functional open floor plan 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       1  
Zoning                 Zone 20

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