# \$379,900 - 18425 95a Avenue, Edmonton

MLS® #E4434927

## \$379.900

3 Bedroom, 1.50 Bathroom, 1,144 sqft Single Family on 0.00 Acres

La Perle, Edmonton, AB

Nestled on a beautiful quiet street in La Perle, is this immaculately maintained home, sweet and stylish 1143 sq. ft. 2 storey home. A great start to HOME OWNERSHIP or INVESTMENT PROPERTY and is better than a townhouse. With 3 bedrooms up, there is ample room. Large windows with lots of natural lighting provides nice vistas of the massive yard. New Front drive concrete parking fits up to 4 cars with room in the yard to build a garage. Recent Upgrades includes paint, all flooring, new kitchen, appliances, new high efficiency furnace and humidifier, doors, new hot water tank, all newer windows, shed, firepit, newer roof . Steps to Great schools and minutes to shopping makes this the ideal home for a young family looking for a place to start. The yard is fenced and landscaped nicely with a garden boxes, and shed. Priced to sell and in move in condition.

Built in 1981

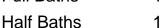
#### **Essential Information**

MLS® # E4434927 Price \$379,900

Bedrooms 3

Bathrooms 1.50

Full Baths 1









Square Footage 1,144
Acres 0.00
Year Built 1981

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 18425 95a Avenue

Area Edmonton
Subdivision La Perle
City Edmonton
County ALBERTA

Province AB

Postal Code T5T 3V7

## **Amenities**

Amenities Detectors Smoke, Hot Wtr Tank-Energy Star, No Smoking Home,

Smart/Program. Thermostat, Vinyl Windows, HRV System, Natural Gas

**BBQ** Hookup

Parking Pad Cement/Paved

Interior

Appliances Dishwasher - Energy Star, Dryer, Refrigerator-Energy Star, Storage

Shed, Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

## **Exterior**

Exterior Wood, Vinyl

Exterior Features Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed May 6th, 2025

Days on Market 59

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 July 4th, 2025 at 5:17pm MDT