

## **\$549,900 - 18939 95a Avenue, Edmonton**

MLS® #E4431565

**\$549,900**

3 Bedroom, 2.50 Bathroom, 1,859 sqft

Single Family on 0.00 Acres

La Perle, Edmonton, AB

This well cared for 2 storey home is located in La Perle, situated on a HUGE lot that backs onto a greenspace! Main floor has two large family/living rooms including one with a gas fireplace! Kitchen has solid wood cabinetry, corner sink with windows looking into the backyard, centre island, breakfast nook & dining room with patio doors leading to the south-facing deck. Main floor mudroom/laundry & 2 piece bathroom complete this level. Upstairs features 3 bedrooms including the large primary with walk-through closets & 3 piece ensuite. At the top of the stairs is a study space, perfect for home office and an additional 4 piece bathroom completes the upper level. Basement is unfinished and awaiting your personal touch! The fully fenced backyard is truly the perfect space for enjoying the outdoors. Mature trees, sunny deck and so much space make this yard the best place for entertaining! This home has so much to offer and it could be yours!

Built in 1984

### **Essential Information**

MLS® #	E4431565
Price	\$549,900
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,859
Acres	0.00
Year Built	1984
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	18939 95a Avenue
Area	Edmonton
Subdivision	La Perle
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 5K9

### Amenities

Amenities	Deck, Vacuum System-Roughed-In, HRV System
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, No Back Lane,

Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Laperle, St Benedict
Middle	Alex Janvier, St T More
High	Jasper Pl, St FX

### Additional Information

Date Listed	April 17th, 2025
Days on Market	16
Zoning	Zone 20

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Listing information last updated on May 3rd, 2025 at 10:32am MDT