

## **\$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         |
| Half 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   | 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 42

Zoning Zone 20

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Listing information last updated on June 17th, 2025 at 7:47pm MDT