

## **\$450,000 - 18920 95a Avenue, Edmonton**

MLS® #E4446352

**\$450,000**

4 Bedroom, 3.00 Bathroom, 1,322 sqft

Single Family on 0.00 Acres

La Perle, Edmonton, AB

Calling all families!! This amazing 4-level split offers SO much room and space for a growing family. This home is well over 2000sf on all 4 levels. It has 4 bedrooms (one is currently a den) and 2.5 bathrooms. Come in the front door out of one of the TWO garages it has (double attached & double detached) and you walk into a large and welcoming living room (1 of the TWO living rooms) the main floor has tile and laminate flooring. You have a large formal dining room, cozy kitchen with potential for a Bfast nook area. Head upstairs and you will find the large primary bedroom with ensuite, 2 more bedrooms and another bathroom. You come back down into your 2nd living room with a cozy gas fireplace. The basement is waiting for your design and development. This home has a newer roof and windows as well as an updated furnace. So most of the heavy lifting expenses are covered. Please note, this home is SUPER RARE with 2 double car garages. You won't find another in Edmonton under \$500,000.

Built in 1984

### **Essential Information**

MLS® # E4446352

Price \$450,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,322                  |
| Acres          | 0.00                   |
| Year Built     | 1984                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 18920 95a Avenue |
| Area        | Edmonton         |
| Subdivision | La Perle         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5T 5K8          |

### Amenities

|                |  |
|----------------|--|
| Amenities      | See Remarks                                    |
| Parking Spaces | 6  |
| Parking        | Double Garage Attached, Double Garage Detached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Granite Surround   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Fenced, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 8              |
| Zoning         | Zone 20        |

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Listing information last updated on July 15th, 2025 at 11:47am MDT