

## \$614,500 - 18516 97a Avenue, Edmonton

MLS® #E4452480

**\$614,500**

4 Bedroom, 4.00 Bathroom, 2,036 sqft

Single Family on 0.00 Acres

La Perle, Edmonton, AB

ALMOST 3000 sqft of AIR-CONDITIONED living space, Full of character and packed with features, this stunning Cape Cod Style home lovingly cared for by original owners, is a rare gem! Offering RV parking and an oversized double detached garage with a full second-level above the garage, this property is as functional as it is charming! Step inside to find a warm, inviting interior with custom Art-Glass windows, extensive cherry stained oak woodwork throughout, a Valor Gas Fireplace, a gourmet kitchen with pantry, hardwood floors, 4 bedrooms, 4 bathrooms, and a basement with lounge, built for entertaining, featuring a wet bar, wine cellar, newer SAUNA, and cozy library/den. Upstairs, youâ€™ll love the private upper deck with existing structural accommodation for potential hot tubâ€™the perfect retreat after a long day! Enjoy summer nights with a brick-surround BBQ, fire pit, and a built-in storage shed, all nestled among mature trees in a beautifully landscaped and VERY private yard! See 3D TOUR link below

Built in 1980

### Essential Information

MLS® # E4452480

Price \$614,500



Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,036
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	18516 97a Avenue
Area	Edmonton
Subdivision	La Perle
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 3J4

### Amenities

Amenities	Barbecue-Built-In, Deck, Sauna; Swirlpool; Steam, Wet Bar, Rooftop Deck/Patio
Parking Spaces	5
Parking	Double Garage Detached, Over Sized, RV Parking

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer, Water Softener, Window Coverings, Wine/Beverage Cooler, See Remarks, Refrigerators-Two, TV Wall Mount, Wet Bar
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	La Perle
Middle	Alex Janvier
High	Jasper Place

### **Additional Information**

Date Listed	August 11th, 2025
Days on Market	26
Zoning	Zone 20

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