

## **\$374,900 - 18425 95a Avenue, Edmonton**

MLS® #E4434927

**\$374,900**

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	\$374,900
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 90

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 August 4th, 2025 at 12:02pm MDT