

## **\$374,900 - 18520 95a Avenue, Edmonton**

MLS® #E4450481

**\$374,900**

3 Bedroom, 2.00 Bathroom, 1,051 sqft  
Single Family on 0.00 Acres

La Perle, Edmonton, AB

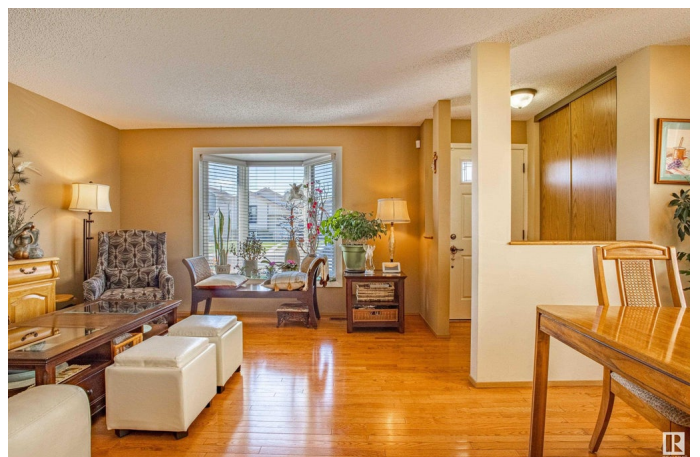
Discover the perfect blend of comfort & location in this well-maintained 3-level split home, ideally situated on a spacious lot that backs onto a beautiful green space & parkâ€”offering privacy & tranquility. This inviting home features three bedrooms on the upper level, accompanied by a full 4-piece bathroom, while the lower level boasts a second full bathroom & a cozy family area. Enjoy the warmth & elegance of hardwood flooring throughout the main & upper levels, paired with durable laminate flooring on the lower level. Best of all, this home is completely carpet-free. The bright & functional layout includes a welcoming living room, a spacious dining area & a well-appointed kitchen. All windows have been upgraded to triple-glazed glass. Abundance of storage space. A large, fully fenced yard, ideal for entertaining, gardening, or simply relaxing. Perfect for first-time buyers, this home offers affordability, functionality & long-term value in a fantastic family-friendly neighborhood. Close to all amenities

Built in 1983

### **Essential Information**

MLS® # E4450481

Price \$374,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,051
Acres	0.00
Year Built	1983
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Level Split
Status	Active

### **Community Information**

Address	18520 95a Avenue
Area	Edmonton
Subdivision	La Perle
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 4A5

### **Amenities**

Amenities	On Street Parking, No Smoking Home, Vinyl Windows
Parking	Parking Pad Cement/Paved

### **Interior**

Appliances	Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Partial, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, No Back Lane, Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary                LaPerle

**Additional Information**

Date Listed                July 31st, 2025

Days on Market        2

Zoning                    Zone 20

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Listing information last updated on August 1st, 2025 at 10:48pm MDT