

## \$459,900 - 18416 95a Avenue, Edmonton

MLS® #E4449112

**\$459,900**

5 Bedroom, 2.00 Bathroom, 956 sqft

Single Family on 0.00 Acres

La Perle, Edmonton, AB

Fully renovated from top to bottom, this stunning home in the mature neighborhood of La Pearl offers over 1,700 sq. ft. of modern living space. Major upgrades include brand-new windows, a high-efficiency furnace, and a new hot water tank. The gourmet kitchen is a chef's dream with new stainless steel appliances (with warranty), custom cabinetry, & elegant quartz countertops. A bright, south-facing living area welcomes natural light and features a striking electric fireplace with a tiled feature wall. Premium vinyl plank flooring and plush carpet throughout create a warm, luxurious feel. Upstairs boasts 2 spacious bedrooms and a fully updated bath with new fixtures, tub, toilet, & glass shower door. The finished basement includes 3 additional bedrooms, a 3-piece custom wash, rec area, and brand-new wash/dryer. The oversized garage is a mechanic's dream with high ceilings, space for a lift, and plenty of room for tools and projects. Brand new doors, casings, fixtures, blinds and hardware have all been done.



Built in 1981

### Essential Information

MLS® # E4449112

Price \$459,900

|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 956                    |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 18416 95a Avenue |
| Area        | Edmonton         |
| Subdivision | La Perle         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5T 3V8          |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | See Remarks                        |
| Parking   | Double Garage Detached, Over Sized |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | Insert, Tile Surround  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

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

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 20         |

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