

## \$449,000 - 18516 96 Avenue, Edmonton

MLS® #E4453867

**\$449,000**

4 Bedroom, 2.00 Bathroom, 1,132 sqft

Single Family on 0.00 Acres

La Perle, Edmonton, AB

Gardenerâ€™s dream in La Perle! Backing onto a park in a very private setting, this charming bi-level features a beautiful garden with fruit trees and vegetables, 2 bedrooms up, 2 down, plus a spacious bonus room in the basement that can be used as an extra bedroom along with a full bathroom. Recent updates include new shingles and newer windows.

Built in 1984

### Essential Information

MLS® #	E4453867
Price	\$449,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,132
Acres	0.00
Year Built	1984
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	18516 96 Avenue
Area	Edmonton



Subdivision	La Perle
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 4M4

### **Amenities**

Amenities	Deck, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### **Interior**

Appliances	Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 20th, 2025
Days on Market	3
Zoning	Zone 20

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