

\$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

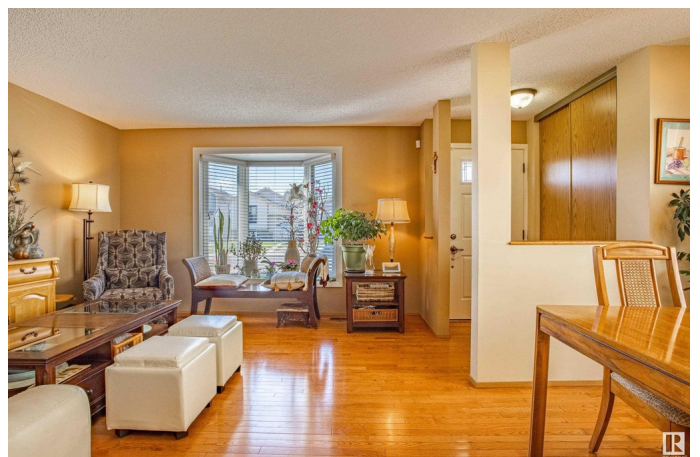
Discover the perfect blend of comfort & location in this well-maintained 3-level split home, ideally situated on a spacious lot that backs onto a beautiful green space & park—offering privacy & tranquility. This inviting home features three bedrooms on the upper level, accompanied by a full 4-piece bathroom, 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 3

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 3rd, 2025 at 7:47pm MDT