

Courtesy Of Kelly Burk Of Royal Lepage Arteam Realty

## \$597,500 - 18516 97a Avenue, Edmonton

MLS® #E4456958

**\$597,500**

4 Bedroom, 4.00 Bathroom, 2,036 sqft

Single Family on 0.00 Acres

La Perle, Edmonton, AB

ALMOST 3000 sqft of AIR-CONDITIONED living space, Full of character and packed with features, this stunning Cape Cod Style home lovingly cared for by original owners, is a rare gem! Offering RV parking and an oversized double detached garage with a full second-level above the garage, this property is as functional as it is charming! Step inside to find a warm, inviting interior with custom Art-Glass windows, extensive cherry stained oak woodwork throughout, a Valor Gas Fireplace, a gourmet kitchen with pantry, hardwood floors, 4 bedrooms, 4 bathrooms, and a basement with lounge, built for entertaining, featuring a wet bar, wine cellar, newer SAUNA, and cozy library/den. Upstairs, youâ€™ll love the private upper deck with existing structural accommodation for potential hot tubâ€”the perfect retreat after a long day! Enjoy summer nights with a brick-surround BBQ, fire pit, and a built-in storage shed, all nestled among mature trees in a beautifully landscaped and VERY private yard! See 3D TOUR link below

Built in 1980

### Essential Information

MLS® # E4456958

Price \$597,500



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,036                  |
| Acres          | 0.00                   |
| Year Built     | 1980                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 18516 97a Avenue |
| Area        | Edmonton         |
| Subdivision | La Perle         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5T 3J4          |

### Amenities

|                |                                                                               |
|----------------|-------------------------------------------------------------------------------|
| Amenities      | Barbecue-Built-In, Deck, Sauna; Swirlpool; Steam, Wet Bar, Rooftop Deck/Patio |
| Parking Spaces | 5                                                                             |
| Parking        | Double Garage Detached, Over Sized, RV Parking                                |

### Interior

|                   |                                                                                                                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer, Water Softener, Window Coverings, Wine/Beverage Cooler, See Remarks, Refrigerators-Two, TV Wall Mount, Wet Bar |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                                                                                             |
| Fireplaces        | Brick Facing                                                                                                                                                                                                                                    |
| Stories           | 3                                                                                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                                                                                                                  |

### Exterior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                                   |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                      |
| Construction      | Wood, Stucco, Vinyl                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                    |

**School Information**

|            |              |
|------------|--------------|
| Elementary | La Perle     |
| Middle     | Alex Janvier |
| High       | Jasper Place |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 10                  |
| 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 September 19th, 2025 at 1:32pm MDT