

## \$449,000 - 18231 99a Avenue, Edmonton

MLS® #E4444360

**\$449,000**

4 Bedroom, 2.50 Bathroom, 1,163 sqft

Single Family on 0.00 Acres

La Perle, Edmonton, AB

Welcome to La Perle in West Edmonton. Close to Anthony Henday, White Mud, West Edmonton Mall. Fantastic location, on a quiet street with very little traffic, close to schools, shopping & entertainment. The yard is well developed, grass, trees, fencing, fire pit, & lots of character. This home is substantially renovated including, windows and doors, shingles, furnace, H/W tank, LVP flooring, kitchen, appliances, lighting & paint. A home you must see to experience the quality & comfort. As you enter this 4-level spit home with 1,650 sq ft of finished living space you experience the openness of the main floor, living, dining and kitchen areas. The upper level has 3 BDRM, the master has a full 3 pc bath & walk in closet as well as a 2nd full bath for the other 2 spacious RMS. The lower level has a large family RM & 4th BR with a convenient 1 pc bath. The lower level consists of the mechanical, laundry & open space for future development. The detached garage measures 26.25' d x 18' w and a door of 9' w x 7' h.

Built in 1983

### Essential Information

MLS® # E4444360

Price \$449,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,163                  |
| Acres          | 0.00                   |
| Year Built     | 1983                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 18231 99a Avenue |
| Area        | Edmonton         |
| Subdivision | La Perle         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5T 4G9          |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Deck                               |
| Parking Spaces | 4                                  |
| Parking        | Over Sized, Single Garage Detached |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                        |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                               |
| Stories           | 3                                                                                       |
| Has Basement      | Yes                                                                                     |
| Basement          | Full, Partially Finished                                                                |

### Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                             |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, No Back Lane, Public Transportation, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 46              |
| Zoning         | Zone 20         |

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Listing information last updated on August 11th, 2025 at 4:47am MDT