

\$450,000 - 18920 95a Avenue, Edmonton

MLS® #E4446352

\$450,000

4 Bedroom, 3.00 Bathroom, 1,322 sqft

Single Family on 0.00 Acres

La Perle, Edmonton, AB

Calling all families!! This amazing 4-level split offers SO much room and space for a growing family. This home is well over 2000sf on all 4 levels. It has 4 bedrooms (one is currently a den) and 2.5 bathrooms. Come in the front door out of one of the TWO garages it has (double attached & double detached) and you walk into a large and welcoming living room (1 of the TWO living rooms) the main floor has tile and laminate flooring. You have a large formal dining room, cozy kitchen with potential for a Bfast nook area. Head upstairs and you will find the large primary bedroom with ensuite, 2 more bedrooms and another bathroom. You come back down into your 2nd living room with a cozy gas fireplace. The basement is waiting for your design and development. This home has a newer roof and windows as well as an updated furnace. So most of the heavy lifting expenses are covered. Please note, this home is SUPER RARE with 2 double car garages. You won't find another in Edmonton under \$500,000.

Built in 1984

Essential Information

MLS® # E4446352

Price \$450,000

Bedrooms 4



| | |
|----------------|------------------------|
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,322 |
| Acres | 0.00 |
| Year Built | 1984 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 18920 95a Avenue |
| Area | Edmonton |
| Subdivision | La Perle |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5T 5K8 |

Amenities

| | |
|----------------|--|
| Amenities | See Remarks |
| Parking Spaces | 6 |
| Parking | Double Garage Attached, Double Garage Detached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Granite Surround |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

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

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

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 7th, 2025 |
| Days on Market | 1 |
| 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 July 8th, 2025 at 5:47pm MDT