

\$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	12
Zoning	Zone 20

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