

## \$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 7

Zoning Zone 20

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