

## **\$454,900 - 18908 97 Avenue, Edmonton**

MLS® #E4459089

**\$454,900**

3 Bedroom, 3.00 Bathroom, 1,232 sqft

Single Family on 0.00 Acres

La Perle, Edmonton, AB

Stunning turnkey 4-Level Split on a desirable Corner Lot with 1833 Sqft of living space! This well-maintained home features soaring vaulted ceilings, fresh new paint, and a separate entrance WALKOUT with mudroom and full Bathroom, on the 3rd level, for rental potential, or more space for a family. The Roof, HWT, and furnace have all been updated within the last 10 years. The kitchen is bright, with tons of storage and pull-outs and the livingroom is a great space for entertaining and gatherings! Stay warm on chilly nights with a cozy gas fireplace in the 3rd level Family Room, and stay cool on those hot summer days with Central AIR CONDITIONING! Upstairs, the Primary Bedroom has a full 3 piece Ensuite bathroom, and a big closet, and two more bedrooms! Outside is a private fully-fenced backyard with a large deck. The oversized double garage has easy and convenient access, thanks to the corner lot location! Perfectly located close to schools, parks, public transportation, great shopping, and the Waterpark!

Built in 1983

### **Essential Information**

MLS® # E4459089

Price \$454,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,232                  |
| Acres          | 0.00                   |
| Year Built     | 1983                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 18908 97 Avenue |
| Area        | Edmonton        |
| Subdivision | La Perle        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5T 5K5         |

### **Amenities**

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Air Conditioner, Deck, See Remarks |
| Parking Spaces | 4                                  |
| Parking        | Double Garage Detached             |

### **Interior**

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                          |
| Appliances        | Dryer, Garage Control, Garage Opener, Hood Fan, Stove-Electric, Washer, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                 |
| Fireplace         | Yes                                                                                       |
| Fireplaces        | Stone Facing                                                                              |
| Stories           | 3                                                                                         |
| Has Basement      | Yes                                                                                       |
| Basement          | Full, Partially Finished                                                                  |

### **Exterior**

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                           |
| Exterior Features | Fenced, Flat Site, Landscaped, Picnic Area, Playground Nearby, Public |

Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks

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

### School Information

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

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 23rd, 2025 |
| Days on Market | 13                   |
| Zoning         | Zone 20              |

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Listing information last updated on October 6th, 2025 at 6:32pm MDT