

## \$450,000 - 18522 99a Avenue, Edmonton

MLS® #E4452847

**\$450,000**

4 Bedroom, 2.50 Bathroom, 1,230 sqft

Single Family on 0.00 Acres

La Perle, Edmonton, AB

Space, comfort, and a layout designed for everyday family living in La Perle. Visit the REALTOR®'s website for more details. This beautifully cared-for 4-level split gives you the perfect balance of togetherness and personal space, with multiple levels and living plenty of areas for everyone to enjoy. Imagine summer evenings in your large backyard or hosting friends on the deck, perfect for BBQs, outdoor dining, and laid-back lounging. Inside, the bright, functional layout flows seamlessly from the kitchen to the dining and living rooms, making everyday life and entertaining effortless. Tucked into a mature, family-friendly neighbourhood, you're just minutes from Anthony Henday, Whitemud Drive, shopping at West Edmonton Mall, schools, parks, and everything the west end of Edmonton has to offer. Comfort, convenience, and community are all waiting here-come see why this is the one you'll want to call home. Spacious. Stylish. Ready for your next chapter.

Built in 1981

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4452847  |
| Price     | \$450,000 |
| Bedrooms  | 4         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,230                  |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 18522 99a Avenue |
| Area        | Edmonton         |
| Subdivision | La Perle         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5T 3P5          |

### Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | On Street Parking, Deck |
| Parking Spaces | 4                       |
| Parking        | Double Garage Detached  |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                           |
| Fireplace         | Yes                                                                                                                 |
| Fireplaces        | Brick Facing                                                                                                        |
| Stories           | 4                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Finished                                                                                                      |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                  |
| Exterior Features | Golf Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                             |

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

**School Information**

|            |                     |
|------------|---------------------|
| Elementary | LaPerle School      |
| Middle     | Alex Janvier School |
| High       | Jasper Place School |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 6                 |
| Zoning         | Zone 20           |

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Listing information last updated on August 20th, 2025 at 8:17am MDT