

Courtesy Of Larry J Kennedy Of RE/MAX Real Estate

## \$449,000 - 18231 99a Avenue, Edmonton

MLS® #E4444360

**\$449,000**

4 Bedroom, 2.50 Bathroom, 1,163 sqft  
Single Family on 0.00 Acres

La Perle, Edmonton, AB

Welcome to La Perle in West Edmonton. Close to Anthony Henday, White Mud, West Edmonton Mall. Fantastic location, on a quiet street with very little traffic, close to schools, shopping & entertainment. The yard is well developed, grass, trees, fencing, fire pit, & lots of character. This home is substantially renovated including, windows and doors, shingles, furnace, H/W tank, LVP flooring, kitchen, appliances, lighting & paint. A home you must see to experience the quality & comfort. As you enter this 4-level spit home with 1,650 sq ft of finished living space you experience the openness of the main floor, living, dining and kitchen areas. The upper level has 3 BDRM, the master has a full 3 pc bath & walk in closet as well as a 2nd full bath for the other 2 spacious RMS. The lower level has a large family RM & 4th BR with a convenient 1 pc bath. The lower level consists of the mechanical, laundry & open space for future development. The detached garage measures 26.25' d x 18' w and a door of 9' w x 7' h.

Built in 1983

### Essential Information

MLS® # E4444360

Price \$449,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,163
Acres	0.00
Year Built	1983
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	18231 99a Avenue
Area	Edmonton
Subdivision	La Perle
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 4G9

### **Amenities**

Amenities	Deck
Parking Spaces	4
Parking	Over Sized, Single Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, No Back Lane, Public Transportation, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 26th, 2025
Days on Market	55
Zoning	Zone 20

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Listing information last updated on August 20th, 2025 at 2:48pm MDT