

# \$365,000 - 18420 95a Avenue, Edmonton

MLS® #E4424756

## \$365,000

3 Bedroom, 1.50 Bathroom, 1,136 sqft  
Single Family on 0.00 Acres

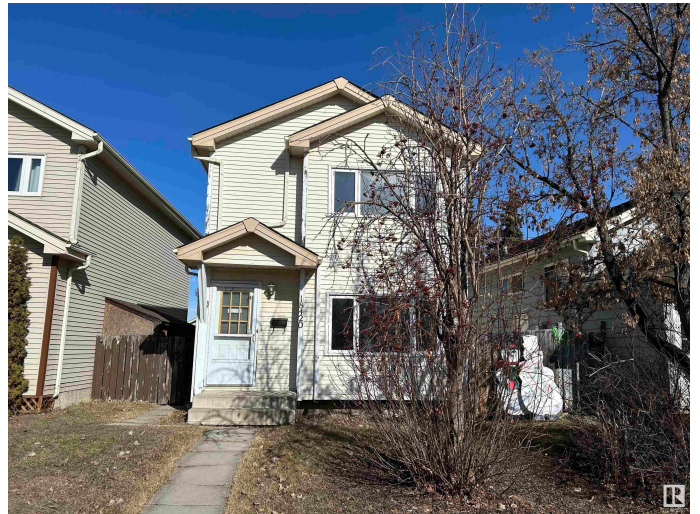
La Perle, Edmonton, AB

3 bedroom 2 storey located at the sought after La Parle neighbourhood with close proximity to schools, parks, bus and shops. Bright and open. Carpet steam cleaned. Recent upgrades including newer shingles, newer hot water tank, washer, triple pane windows and newer furnace. Cozy living room with large windows flooded with natural light. Open kitchen with eating area and rear door to fully fenced backyard. Upstairs features 3 spacious bedrooms and 4 pcs bath. Basement fully finished with family room, laundry room with ample storage. Great location with back lane access and parking stalls. Seller to provide title insurance in lieu of real property report. Dishwasher sold as is. Quick possession. Ideal starter home.

Built in 1982

### Essential Information

MLS® #	E4424756
Price	\$365,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,136
Acres	0.00



Year Built	1982
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	18420 95a Avenue
Area	Edmonton
Subdivision	La Perle
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 3V8

### **Amenities**

Amenities	Patio
Parking	Rear Drive Access, Stall

### **Interior**

Appliances	Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Metal
Exterior Features	Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 8th, 2025
Days on Market	6
Zoning	Zone 20

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Listing information last updated on March 14th, 2025 at 1:47pm MDT