

## \$449,000 - 18516 96 Avenue, Edmonton

MLS® #E4453867

**\$449,000**

4 Bedroom, 2.00 Bathroom, 1,132 sqft

Single Family on 0.00 Acres

La Perle, Edmonton, AB

Gardener's dream in La Perle! Backing onto a park in a very private setting, this charming bi-level features a beautiful garden with fruit trees and vegetables, 2 bedrooms up, 2 down, plus a spacious bonus room in the basement that can be used as an extra bedroom along with a full bathroom. Recent updates include new shingles and newer windows.

Built in 1984

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4453867               |
| Price          | \$449,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,132                  |
| Acres          | 0.00                   |
| Year Built     | 1984                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|         |                 |
|---------|-----------------|
| Address | 18516 96 Avenue |
| Area    | Edmonton        |



|             |          |
|-------------|----------|
| Subdivision | La Perle |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T5T 4M4  |

### **Amenities**

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                |

### **Interior**

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating      | Forced Air-1, Natural Gas                                                            |
| Stories      | 2                                                                                    |
| Has Basement | Yes                                                                                  |
| Basement     | Full, Finished                                                                       |

### **Exterior**

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                         |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Wood, Vinyl                                                                                         |
| Foundation        | Concrete Perimeter                                                                                  |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 17                |
| Zoning         | Zone 20           |

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Listing information last updated on September 5th, 2025 at 9:47pm MDT