

Courtesy Of Kelly Burk Of Royal LePage Arteam Realty

## \$484,900 - 18908 97 Avenue, Edmonton

MLS® #E4453694

**\$484,900**

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® # E4453694

Price \$484,900



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	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	August 19th, 2025
Days on Market	12
Zoning	Zone 20

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