

# **\$510,000 - 18317 99 Avenue, Edmonton**

MLS® #E4436684

**\$510,000**

3 Bedroom, 3.00 Bathroom, 1,184 sqft

Single Family on 0.00 Acres

La Perle, Edmonton, AB

BEST HOME in La Perle! Inside is a show piece! CORNER lot, GREAT curb appeal w/ vinyl siding, NEWER shingles, BRICK accents & UPGRADED vinyl windows; the brand NEW GARAGE DOOR is CHIC & MODERN! The main floor greets you w/ HIGH END, engineered, wide plank HARDWOOD. A soft VAULTED CEILING in the BRIGHT SUNKEN living room is a great place to entertain. Eat in the FORMAL DINING room, leading to the Chef's bright WHITE kitchen, complete w/ contrasting STONE COUNTERS, tiled back splash & UPGRADED appliances. Upper floor has 2 upgraded baths & 2 bdrms incl a SPACIOUS PRIMARY. 3rd floor has a family room, DEN area & a RENOVATED bathroom w/ a double wide CUSTOM SHOWER with Glass door and tiled surround. The basement has a REC ROOM, perfect for movie nights, a bedroom & a utility room w/ UPGRADED furnace & hot water tank. Enjoy morning coffee on your RARE, 3 TIERED DECK; planters, mulched borders & a large grassed area is a great place to enjoy the outdoors. Keep your cars cozy in the DOUBLE ATTACHED GARAGE.

Built in 1983

## **Essential Information**

MLS® #

E4436684



Price	\$510,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,184
Acres	0.00
Year Built	1983
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	18317 99 Avenue
Area	Edmonton
Subdivision	La Perle
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 4L4

### Amenities

Amenities	Deck, Storage-In-Suite, Vaulted Ceiling
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Corner Lot, Fenced, Flat Site, Landscaped, No Back Lane, Playground

Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	LaPerle School
Middle	Alex Janvier School
High	Jasper Place School

### Additional Information

Date Listed	May 15th, 2025
Days on Market	7
Zoning	Zone 20

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Listing information last updated on May 22nd, 2025 at 2:32am MDT