

\$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	16
Zoning	Zone 20

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 5th, 2025 at 4:17am MDT