

\$450,000 - 18522 99a Avenue, Edmonton

MLS® #E4452847

\$450,000

4 Bedroom, 2.50 Bathroom, 1,230 sqft

Single Family on 0.00 Acres

La Perle, Edmonton, AB

Space, comfort, and a layout designed for everyday family living in La Perle. Visit the REALTOR®'s website for more details. This beautifully cared-for 4-level split gives you the perfect balance of togetherness and personal space, with multiple levels and living plenty of areas for everyone to enjoy. Imagine summer evenings in your large backyard or hosting friends on the deck, perfect for BBQs, outdoor dining, and laid-back lounging. Inside, the bright, functional layout flows seamlessly from the kitchen to the dining and living rooms, making everyday life and entertaining effortless. Tucked into a mature, family-friendly neighbourhood, you're just minutes from Anthony Henday, Whitemud Drive, shopping at West Edmonton Mall, schools, parks, and everything the west end of Edmonton has to offer. Comfort, convenience, and community are all waiting here-come see why this is the one you'll want to call home. Spacious. Stylish. Ready for your next chapter.

Built in 1981

Essential Information

MLS® #	E4452847
Price	\$450,000
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,230
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	18522 99a Avenue
Area	Edmonton
Subdivision	La Perle
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 3P5

Amenities

Amenities	On Street Parking, Deck
Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	LaPerle School
Middle	Alex Janvier School
High	Jasper Place School

Additional Information

Date Listed	August 14th, 2025
Days on Market	2
Zoning	Zone 20

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