

## **\$389,900 - 18423 95a Avenue, Edmonton**

MLS® #E4466092

**\$389,900**

3 Bedroom, 1.50 Bathroom, 1,138 sqft

Single Family on 0.00 Acres

La Perle, Edmonton, AB

Step into this beautifully maintained residence offering exceptional comfort and a prime location. Enjoy a sun filled south facing backyard with a new deck, perfect for summer living, while new windows, a high efficiency furnace, and a humidifier keep the home warm and efficient year-round. The main floor features elegant laminate flooring, a spacious living area, and a renovated kitchen with stainless steel appliances and a bright dining nook. A stylish 2-piece powder room is located off the rear entry. Upstairs, the expansive primary suite offers dual his and her closets, accompanied by two additional bedrooms and a 4 piece bath. The fully finished basement includes a refined rumpus room, storage, and an upgraded utility area with new laundry and two workspaces. New fencing and an oversized driveway with RV parking. Within walking distance to transit, shopping, parks, and schools, and just minutes from the Anthony Henday, WEM, Yellowhead, and Whitemud, this home delivers unmatched convenience.

Built in 1981

### **Essential Information**

MLS® # E4466092

Price \$389,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,138                  |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 18423 95a Avenue |
| Area        | Edmonton         |
| Subdivision | La Perle         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5T 3V7          |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | Stall       |

### Interior

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                  |
| Stories      | 3                                                                          |
| Has Basement | Yes                                                                        |
| Basement     | Full, Finished                                                             |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior          | Wood, Vinyl              |
| Exterior Features | Schools, Shopping Nearby |
| Roof              | Asphalt Shingles         |
| Construction      | Wood, Vinyl              |
| Foundation        | Concrete Perimeter       |

**Additional Information**

Date Listed                November 16th, 2025  
Days on Market        4  
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 November 19th, 2025 at 9:02pm MST