

## \$549,900 - 18851 99a Avenue, Edmonton

MLS® #E4458050

**\$549,900**

6 Bedroom, 4.00 Bathroom, 1,410 sqft

Single Family on 0.00 Acres

La Perle, Edmonton, AB

PRIDE OF OWNERSHIP is evident throughout this tastefully updated, fully finished bilevel with SEPARATE ENTRANCE and OVERSIZED double car attached garage on a MASSIVE corner lot! On the main floor you will find over 1400 sq ft of living space, including a massive living room, huge eat-in kitchen, 3 bedrooms, full bath and FULL ensuite in the primary bedroom. Downstairs you have a bright living space with a SECOND KITCHEN, 3 more bedrooms and 2 full baths that is perfect to enjoy with family, friends and guests. Outside you have a SPACIOUS west-facing deck, double car garage, fire pit, RV parking, lots of room for gardening & storage space. New roof, finishings & more! Located near West Edmonton Mall, public transit, and schools with convenient access to the Henday and Whitemud. Make your move today!

Built in 1983

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4458050  |
| Price          | \$549,900 |
| Bedrooms       | 6         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 1,410     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1983                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bi-Level               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 18851 99a Avenue |
| Area        | Edmonton         |
| Subdivision | La Perle         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5T 3M9          |

### Amenities

|           |                                                                                                   |
|-----------|---------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Deck, Fire Pit, Guest Suite, Hot Water Natural Gas, Parking-Extra, See Remarks |
| Parking   | Double Garage Attached                                                                            |

### Interior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                         |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Built-In, Stacked Washer/Dryer, Stove-Electric, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                |
| Stories           | 2                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                                           |

### Exterior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                         |
| Exterior Features | Corner Lot, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                    |
| Construction      | Wood, Vinyl                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                  |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 16th, 2025 |
|-------------|----------------------|

Days on Market 22

Zoning Zone 20

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Listing information last updated on October 8th, 2025 at 2:33am MDT