

Courtesy Of David C St. Jean Of Exp Realty

\$400,000 - 18020 99a Avenue, Edmonton

MLS® #E4465445

\$400,000

3 Bedroom, 2.00 Bathroom, 1,410 sqft

Single Family on 0.00 Acres

La Perle, Edmonton, AB

Beautiful 4-level split in La Perle offering 1888sqft of developed living space & a bright, welcoming feel throughout. The main floor features a sunny living room with a large front bay window & a cozy gas fireplace, a spacious dining area & a functional kitchen complete with a walk-in pantry. Upstairs you'll find the primary, an additional comfortable bedroom & a clean, well-kept 4pc bath. The lower level offers a 3rd bedroom, a family room perfect for movie nights & an additional 3pc bath. The basement adds a generous recreation room plus ample storage for seasonal items & hobbies. Outside, enjoy a large fenced yard with a rolling gate, a double detached heated garage & direct access to the green space behind—ideal for pets & kids. Located in a quiet, safe neighbourhood & just steps from shopping, transit, schools & everyday amenities. Updated with laminate & vinyl plank flooring, newer shingles, HWT, and triple pane windows, this home is move-in ready with room to grow. All this home needs is YOU!

Built in 1981

Essential Information

MLS® # E4465445

Price \$400,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,410
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	18020 99a Avenue
Area	Edmonton
Subdivision	La Perle
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 3R1

Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Deck, No Animal Home, No Smoking Home, Television Connection, Vinyl Windows
Parking	Double Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Oven-Microwave, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, No

Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby

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

Additional Information

Date Listed	November 12th, 2025
Days on Market	2
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 13th, 2025 at 11:32pm MST