

## **\$634,900 - 18516 97a Avenue, Edmonton**

MLS® #E4446480

**\$634,900**

4 Bedroom, 4.00 Bathroom, 2,036 sqft

Single Family on 0.00 Acres

La Perle, Edmonton, AB

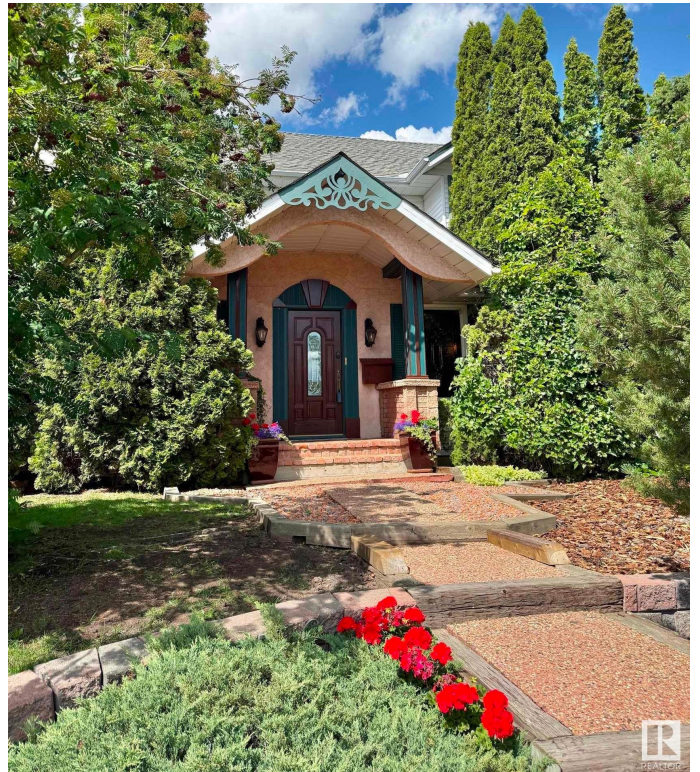
Full of character and packed with features, from stained-glass and dormer windows, to incredible add-ons, this stunning two-story home is a rare gem! Offering RV parking and an oversized double detached garage with a full second-level above the garage, this property is as functional as it is charming! Step inside to find a warm, inviting interior with cherry wood crown molding and trim, a Valor Gas Fireplace, a gourmet kitchen with pantry, hardwood floors, 4 large bedrooms, 4 bathrooms, and a basement aka, "The Lounge", built for entertaining, featuring a wet bar, wine cellar, newer SAUNA, and cozy library/den. Upstairs, youâ€™™ll love the private upper deck with hot tub hookupsâ€™™the perfect retreat after a long day! Outdoors, enjoy summer nights with a built-in brick-surround BBQ, fire pit, and a built-in storage shed, all nestled among mature trees in a beautifully landscaped yard. Donâ€™™t miss your chance to own this lovingly cared for, Original Owners, unique property! See 3D TOUR Link in URL section below

Built in 1980

### **Essential Information**

MLS® # E4446480

Price \$634,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,036                  |
| Acres          | 0.00                   |
| Year Built     | 1980                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 18516 97a Avenue |
| Area        | Edmonton         |
| Subdivision | La Perle         |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5T 3J4          |

### Amenities

|                |                                                                               |
|----------------|-------------------------------------------------------------------------------|
| Amenities      | Barbecue-Built-In, Deck, Sauna; Swirlpool; Steam, Wet Bar, Rooftop Deck/Patio |
| Parking Spaces | 5                                                                             |
| Parking        | Double Garage Detached, Over Sized, RV Parking                                |

### Interior

|                   |                                                                                                                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer, Water Softener, Window Coverings, Wine/Beverage Cooler, See Remarks, Refrigerators-Two, TV Wall Mount, Wet Bar |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                                                                                             |
| Fireplaces        | Brick Facing                                                                                                                                                                                                                                    |
| Stories           | 3                                                                                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                                                                                                                  |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                       |
| Exterior Features | Back Lane, Fenced, Fruit<br>Nearby, Public Transportation |
| Roof              | Asphalt Shingles                                          |
| Construction      | Wood, Stucco, Vinyl                                       |
| Foundation        | Concrete Perimeter                                        |



**School Information**

|            |              |
|------------|--------------|
| Elementary | La Perle     |
| Middle     | Alex Janvier |
| High       | Jasper Place |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 8th, 2025 |
| Days on Market | 29             |
| Zoning         | Zone 20        |

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Listing information last updated on August 6th, 2025 at 3:17am MDT