



Edmonton **20 La Perle** **LP:** \$299,900
 18024 99A AV NW **SP:** M

ACTIVE

Type:	Detached Single Family	Listing ID#:	E4161345
Style:	Bungalow	Bdrms Above:	3
Year Built:	1981	Bdrms Total:	4
Full Baths:	1	Basement:	Full
Half Baths:	1	Bsmnt Dev:	Fully Finished
Tot A.G. SqFt:	926.35	Tot A.G. SqM:	86.06

Investor alert! So much potential! This bungalow just needs a bit of updating to make it the perfect family home. Nestled in a quiet neighbourhood within walking distance to everything, this home offers over 1800 square feet of total living space with a large, private backyard, perfect for big family get-togethers. There are no neighbours behind you for the ultimate in privacy! The galley-style kitchen features oak cabinets and in-kitchen dining area with a window to the backyard that perhaps in the future could be patio door to a new deck! There are three bedrooms on the main floor, including the master bedroom with 2 piece ensuite. Downstairs you will find a huge family room, den and laundry area. With a little updating you can make this house your home!

Directions:

Virtual Tour: <https://youtu.be/hRobRO07jMY> **Brochure:** <http://www.18024-99A-Ave.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
Baths:	0	0	0	1	0	0	Main:	86.06	926.35
Ensuite Baths:		1	0	0	0	0	Uppr:		
Finish Levels:	2						AbGd:		
Fireplace Y/N:	Fireplace Type:			Fireplace Fuel:			Lowr:	86.06	926.35
Parking:	Double Garage Detached						BIGd:		
Garage Dim:	Prk Encl/Ttl:			2 / 6			Total A.G.:	86.06	926.35

Living Room:	4.43x3.64	M	Master Bedroom:	2.93x3.54	M
Dining Room:	1.49x2.94	M	Bedroom 2:	2.73x2.63	M
Kitchen:	2.94x3.57	M	Bedroom 3:	2.44x3.04	M
Family Room:	4.35x7.83	B	Bedroom 4:	6.72x2.74	B
Den:					
Bonus Room:					

Flooring:	Laminate Flooring	Foundation:	Concrete
Construction:	Wood Frame	Heating Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Source:	Natural Gas
Exterior:	Metal	Features:	Deck, No Animal Home
Site Influences:	Fenced, Flat Site, Landscaped, No Back Lane, Public Transportation, Schools, Shopping Nearby		

Goods Included: Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings

Restrictions: None Known

Goods Excluded:

Warranty:

Elem School: **Jr. High School:** **Sr High School:**

Condo Name:		Condo Fee Incl:	
Condo Fee:		HOA Fee:	
Floor Location:		Floor Number:	
Balcony/Terrace		Unit Exposure:	
		HOA Fee Incl:	

Total Lot M2:	582.66	Lot Shape:	Rectangular	Lot Dimen:	
Frontage:		Depth:		Zoning:	
Conform:		Conform Yr:		Front Expos:	South
Taxes:	\$2,727.68 2018	Local Improve:			