



Edmonton
18524 98 AV NW

20 La Perle

LP: \$529,000

SP:



ACTIVE

Type: Detached Single Family
Style: Bi-Level
Year Built: 1983
Full Baths: 2
Half Baths: 1
Tot A.G. SqFt: 1,151.75

Listing ID#: E4172236
Bdrms Above: 2
Bdrms Total: 4
Basement: Full
Bsmnt Dev: Fully Finished
Tot A.G. SqM: 107.00

Welcome home to this Gem located in the mature community of Le perle, this home features granite counter tops, newer window, A/C, gas fire places, 2 kitchens, new roof and furnace/hot water tank this list can go on and on. There is a double attached garage and large back deck. The home also has had a new fence on two sides and well kept low maintenance landscaping. Nice and close to shopping and schools as well as easy access to the city's Whitemud drive and Anthony Henday. There is a total of 5 bedrooms, 2.5 bathrooms, walk out basement and two laundry rooms.

Directions:

Virtual Tour: <https://youtu.be/2n2h0v3LK0g>

Brochure: <http://www.18524-98ave.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc
Baths:	0	0	0	2	0	0
Ensuite Baths:		1	0	0	0	0
Finish Levels:	2					
Fireplace Y/N:	Y					
Fireplace Type:	Brick Facing					
Parking:	Double Garage Attached					
Garage Dim:						
Prk Encl/Ttl:	2 / 4					

	Level	SqM	SqFt
Main:			
Uppr:			
AbGd:			
Lowr:			
BIGd:			
Total A.G.:	107.00		1,151.75

Living Room:	M	Master Bedroom:	U
Dining Room:	M	Bedroom 2:	U
Kitchen:	B	Bedroom 3:	
Family Room:	B	Bedroom 4:	B
Den:		Bedroom	B
Bonus Room:			

Flooring: Carpet, Hardwood, Laminate Flooring
Construction: Wood Frame
Roof: Asphalt Shingles
Exterior: Vinyl
Site Influences: Fenced, Playground Nearby, Schools

Foundation: Concrete
Heating Type: Forced Air-2
Heat Source: Natural Gas
Features: Air Conditioner, Closet Organizers, Deck, Walkout Basement

Goods Included: Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two

Restrictions: None Known

Goods Excluded:

Warranty:

Elem School:

Jr. High School:

Sr High School:

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

Total Lot M2: 585.35
Frontage:
Conform:
Taxes: \$3,627.69 2019

Depth:
Conform Yr:

Lot Shape: Rectangular
Zoning:
Front Expos: South
Local Improve:

Lot Dimen: 585.360 m2