



## 18422 96A Avenue Edmonton AB

\$346,900

Welcome to this charming 3-bed, 2-bath bi-level home in La Perle. This well maintained house offers modern comforts and ample living space, enhanced by its prime location near West Edmonton Mall. As you enter, you'll notice the pride of ownership and thoughtful improvements such as newer windows, flooring, and roof. The main level welcomes you with a bright open-concept living, dining, and kitchen area, perfect for hosting gatherings. Three spacious bedrooms, including the primary suite, provide versatility for a family, guests, or a home office, complemented by a modern bathroom. The lower level features a spacious finished basement with a separate entrance, offering flexibility for various uses, whether as a family room, extra bedroom, or personal gym. Central air conditioning ensures year-round comfort. Outside, a paved 3-car driveway provides ample parking. This family-friendly community near excellent schools, shopping, restaurants, entertainment and much more, make it an ideal place to call home.

Listing Presented By:



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