

Courtesy Of Jane Vu Of Real Broker

\$525,000 - 17935 99 Avenue, Edmonton

MLS® #E4433693

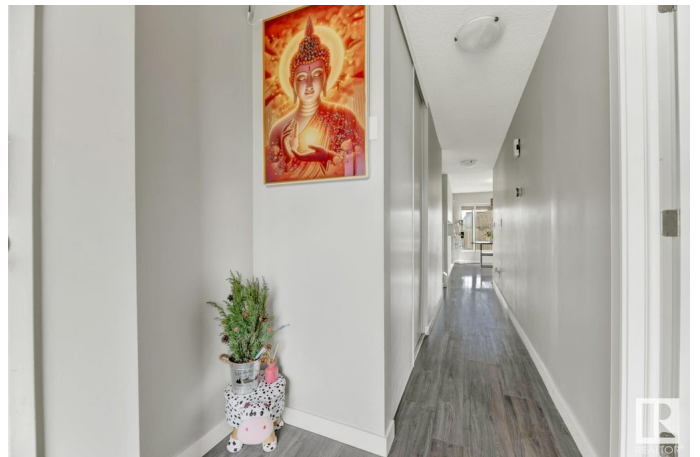
\$525,000

3 Bedroom, 2.00 Bathroom, 1,353 sqft

Single Family on 0.00 Acres

La Perle, Edmonton, AB

3+2 BEDROOMS ABOVE GRADE - LIVE IN STYLE, EARN ON THE SIDE – MASSIVE INCOME POTENTIAL. Comfort, Cash Flow & Prime Location All in One. Looking for a home that pays for itself while you live in it? A smart investment here. Move-in ready w rental income covering your mortgage. Live in 2 rooms while earning extra money for your mortgage (see remarks). Add 3 bedrooms, kitchen, bathroom in the basement then earn \$2,000+ extra monthly. UNBEATABLE LOCATION – TENANTS LOVE IT – 2m drive to Superstore, T&T, Canadian Tire, BestBuy, Seafood City – 5m to West Edmonton Mall, Walmart – Fast renter – current owner fills in less than 2 weeks. FEATURES THAT SELL THEMSELVES 3+2 beds above grade, 2 baths. Double attached garage. Central A/C & Central Vacuum (rare in this price range). BONUS LEGAL SECONDARY SUITE READY TO GO. Drawings & contractor quotes ready. Just finish basement and watch your income grow. Note: A home that pays for itself & generates extra income rarely hit the market.



Built in 1981

Essential Information

MLS® # E4433693

Price \$525,000

| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,353 |
| Acres | 0.00 |
| Year Built | 1981 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 17935 99 Avenue |
| Area | Edmonton |
| Subdivision | La Perle |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5T 3H7 |

Amenities

| | |
|----------------|--|
| Amenities | Air Conditioner, Deck, No Animal Home, No Smoking Home |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Front/Rear Drive Access |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Brick, Vinyl |
| Exterior Features | Fenced, Flat Site, Landscaped, No Back Lane, No Through Road, |

Playground Nearby, Public Swimming Pool, Public Transportation,
Schools, Shopping Nearby

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 1st, 2025 |
| Days on Market | 47 |
| Zoning | Zone 20 |

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Listing information last updated on June 17th, 2025 at 1:17pm MDT