

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	14
Zoning	Zone 20

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Listing information last updated on May 15th, 2025 at 10:18am MDT