# \$530,000 - 2440 18 Avenue, Edmonton

MLS® #E4421588

#### \$530,000

4 Bedroom, 2.50 Bathroom, 1,653 sqft Single Family on 0.00 Acres

Laurel, Edmonton, AB

Cul-de-sac location with east-west exposure, enjoy the morning sun on your front porch and the sunsets from your backyard! Landmark home was designed with the family in mind. Entering the home, you'II love the Ig sunlit living room with lots of seating for everyone. Open island kitchen has tons of cupboards, corner pantry, granite countertops and stainless appliances including a gas stove! Cook your gourmet meal while you visit with your guests, the dining area will accommodate a very lg table. Upstairs you'll find a wide hallway leading to the 3 bdrms. The primary is generous and includes a walk-in closet and 4 piece ensuite. You'II find another 4 piece bath and laundry on this floor. Downstairs you'II find a partially finished basement with the 4th bdrm, utility room, a space for a 4 piece bath and rec room. The dble detached garage fits 2 vehicles plus a parking for 2 behind it. Fenced and landscaped yard with a 10x20 ft. deck. Close to schools and the playground is less than a half block away.

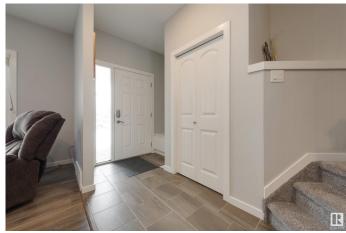
Built in 2017

#### **Essential Information**

MLS® # E4421588 Price \$530,000

Bedrooms 4







Bathrooms 2.50 Full Baths 2 Half Baths 1

Square Footage 1,653 Acres 0.00 Year Built 2017

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 2440 18 Avenue

Area Edmonton

Subdivision Laurel

City Edmonton
County ALBERTA

Province AB

Postal Code T6T 2G7

#### **Amenities**

Amenities Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Front

Porch, Hot Water Tankless, No Smoking Home, Vacuum

System-Roughed-In, HRV System, Natural Gas BBQ Hookup

Parking Spaces 4

Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Alarm/Security System, Dishwasher-Built-In, Dryer, Freezer, Garage

Control, Garage Opener, Hood Fan, Oven-Microwave, Stove-Gas, Washer, Window Coverings, See Remarks, Refrigerators-Two, TV Wall

Mount

Heating Forced Air-1, Natural Gas

Stories 2 Has Basement Yes

Basement Full, Partially Finished

## **Exterior**

Exterior Wood, Vinyl

Exterior Features Back Lane, Fenced, Landscaped, Playground Nearby, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **School Information**

Elementary Svend Hansen School
Middle Svend Hansen School

High Elder Dr. Francis Whiskey

#### **Additional Information**

Date Listed February 14th, 2025

Days on Market 29

Zoning Zone 30

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Listing information last updated on March 14th, 2025 at 9:47pm MDT