

Courtesy Of Jun Serrano and Venus Risma Of Rite Realty

## **\$445,999 - 2826 18a Avenue, Edmonton**

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MLS® #E4424984

**\$445,999**

4 Bedroom, 3.50 Bathroom, 1,297 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this warm and inviting 2-storey half duplex in the thriving community of Laurel. Upon entering, you'll be greeted by an abundance of natural light, with additional windows in the front foyer and stairwell. The main floor features engineered hardwood floors and an open-concept layout that seamlessly connects the kitchen, living, and dining areas. The kitchen is a chef's dream, with ample counter space, quartz countertops, cabinet pull-outs, and a large pantry. It overlooks the living room, which boasts a stunning stone gas fireplace. The south-facing windows in the living area ensure plenty of sunlight throughout the day. Upstairs, the master bedroom offers a spacious, bright walk-in closet and a 4-piece ensuite bathroom. The finished basement includes a finished bedroom, laundry area, and additional living space.



Built in 2013

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4424984  |
| Price      | \$445,999 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |

Square Footage 1,297  
 Acres 0.00  
 Year Built 2013  
 Type Single Family  
 Sub-Type Half Duplex  
 Style 2 Storey  
 Status Active

**Community Information**

Address 2826 18a Avenue  
 Area Edmonton  
 Subdivision Laurel  
 City Edmonton  
 County ALBERTA  
 Province AB  
 Postal Code T6N 0N8

**Amenities**

Amenities Deck, Detectors Smoke, Roofing Deck/Patio  
 Parking Double Garage Detached

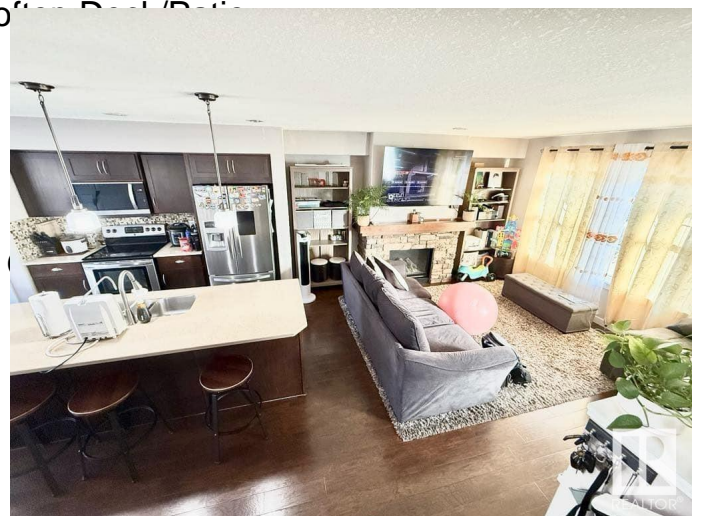
**Interior**

Interior Features ensuite bathroom  
 Appliances Dishwasher-Built-In, Dryer, Stove-Electric, Washer  
 Heating Forced Air-1, Natural Gas  
 Fireplace Yes  
 Fireplaces Masonry  
 Stories 3  
 Has Basement Yes  
 Basement Full, Finished

**Exterior**

Exterior Wood, Vinyl  
 Exterior Features Commercial, Fenced, Public Transportation, Schools, Shopping Nearby  
 Roof Asphalt Shingles  
 Construction Wood, Vinyl  
 Foundation Concrete Perimeter

**Additional Information**



|                |                  |
|----------------|------------------|
| Date Listed    | March 10th, 2025 |
| Days on Market | 4                |
| Zoning         | Zone 30          |

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Listing information last updated on March 14th, 2025 at 7:32am MDT