

## \$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'll love the lg 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'll find another 4 piece bath and laundry on this floor. Downstairs you'll 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
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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	28
Zoning	Zone 30

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