

## \$559,900 - 1918 15 Avenue, Edmonton

MLS® #E4426615

**\$559,900**

4 Bedroom, 3.50 Bathroom, 1,638 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

!!! Attention First time Home Buyers and Investors !!! Look no further as this beautiful Double Attached Garage Duplex has it all. Located in a peaceful CUL-DE-SAC in the heart of South Edmonton- Laurel community. Grand Open to below foyer welcomes you to this upgraded house with spindle railing. Main floor is open-concept that includes a spacious living room with a gas fireplace, a dining area, an upgraded kitchen with quartz countertops, a walk-in pantry, and a half bath. Upstairs, humongous sized primary bedroom has an en-suite, along with a huge bonus room with big windows, two additional bedrooms, and another full bathroom. The Fully Finished BASEMENT with SEPARATE ENTRANCE offers a second living area, second kitchen, full bathroom, bedroom, and laundry room. Extra long DRIVEWAY give you peace of mind for 4 Car parking on it. Located within walking distance to all the Amenities.

Built in 2016

### Essential Information

MLS® #	E4426615
Price	\$559,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,638
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	1918 15 Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2B6

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Deck
Parking Spaces	6
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 20th, 2025
Days on Market	29
Zoning	Zone 30

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