

## \$500,000 - 2440 18 Avenue, Edmonton

MLS® #E4430907

**\$500,000**

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® #   | E4430907  |
| Price    | \$500,000 |
| 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    | April 15th, 2025 |
| Days on Market | 3                |
| Zoning         | Zone 30          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 18th, 2025 at 12:02am MDT