

\$520,000 - 2440 18 Avenue, Edmonton

MLS® #E4421588

\$520,000

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, youâ€™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 youâ€™ll find a wide hallway leading to the 3 bdrms. The primary is generous and includes a walk-in closet and 4 piece ensuite. Youâ€™ll find another 4 piece bath and laundry on this floor. Downstairs youâ€™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.

Essential Information

MLS® # E4421588

Price \$520,000

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

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|------------|---------------------------|
| Elementary | Svend Hansen School |
| Middle | Svend Hansen School |
| High | Elder Dr. Francis Whiskey |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 14th, 2025 |
| Days on Market | 52 |
| Zoning | Zone 30 |

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Listing information last updated on April 7th, 2025 at 8:02am MDT