

## \$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 dbl 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.

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Built in 2017

### Essential Information

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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
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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	52
Zoning	Zone 30

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Listing information last updated on April 7th, 2025 at 12:17am MDT