# \$429,900 - 2813 18a Avenue, Edmonton

MLS® #E4441210

#### \$429,900

4 Bedroom, 3.50 Bathroom, 1,274 sqft Single Family on 0.00 Acres

Laurel, Edmonton, AB

LOCATION, LOCATION, LOCATION !!!! Welcome to this beautiful 2-storey Landmark built half duplex in the prestigious community of LAUREL. Close to Shopping Stores, Hospital, Public transportation, White-mud freeway and Anthony Henday. this a . This beautiful half duplex offers a cozy living room, a perfect dining area and a beautiful kitchen with stainless steel appliances. The 2-piece washroom completes the main floor. Upstairs you will find 2 spacious bedrooms and a master bedroom with an ensuite bathroom and a his and her closet. A second full bathroom completes the upper floor. The Basement is FULLY FINISHED with a bedroom, a full bathroom and a bar area. An Amazing home for a perfect family. A very good opportunity for First Time Home Buyer's & Investors. Recent upgrades enhance this homeâ€<sup>™</sup>s appeal: New Paint, New Vinyl Floor, New Tankless water tank, New Deck, New fridge, Water Softener, Water Filter etc.



Built in 2011

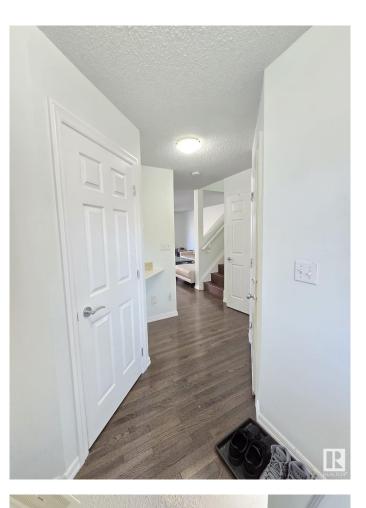
#### **Essential Information**

| MLS® #    | E4441210  |
|-----------|-----------|
| Price     | \$429,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |

| Full Baths     | 3             |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,274         |
| Acres          | 0.00          |
| Year Built     | 2011          |
| Туре           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

# **Community Information**

| Address     | 2813 18a Avenue |
|-------------|-----------------|
| Area        | Edmonton        |
| Subdivision | Laurel          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 0N8         |



### Amenities

| Amenities | On Street Parking, Bar, Ca |
|-----------|----------------------------|
|           | Smoke, Hot Water Tankles   |
|           | Recreation Room/Centre     |
| Parking   | Single Garage Attached     |

## Interior

| Interior Features | ensuite bathroom              |
|-------------------|-------------------------------|
| Appliances        | Dishwasher-Built-In, Dryer, R |
| Heating           | Forced Air-1, Natural Gas     |
| Stories           | 3                             |
| Has Basement      | Yes                           |
| Basement          | Full, Finished                |

### Exterior

| Exterior          | Wood, Vinyl                                   |                |
|-------------------|---|----------------|
| Exterior Features | Fenced, Flat Site, Landscape                  | R              |
|                   | Playground Nearby, Public Swimming 1001, 1001 | с папэропацоп, |
|                   | Schools, Shopping Nearby                      |                |
| Roof              | Asphalt Shingles                              |                |

ConstructionWood, VinylFoundationConcrete Perimeter

### **Additional Information**

Date ListedJune 8th, 2025Days on Market77ZoningZone 30

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Listing information last updated on August 24th, 2025 at 1:17pm MDT