

## \$615,000 - 3359 18 Street, Edmonton

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MLS® #E4452634

**\$615,000**

4 Bedroom, 3.00 Bathroom, 2,304 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

Welcome to this stunning 2,303 sq. ft. two-storey home, perfectly situated on a desirable corner lot next to the ravine and just minutes from main road access. The charming front elevation offers a covered balcony above the double attached garage, perfect for morning coffee or evening relaxation. Inside, you'll find a spacious, light-filled layout with large windows, central A/C, and thoughtful design throughout. The main floor features open-concept living, a chef's kitchen with ample cabinetry, and seamless flow to the dining and living areas. Upstairs, enjoy generously sized bedrooms including a luxurious primary suite with a spa-inspired ensuite. The fully landscaped backyard is ideal for entertaining, complete with a raised deck, privacy screen, and lower patio overlooking green space. Additional highlights include a bright bonus room, upper floor laundry, and close proximity to parks, trails, schools, and shopping. A rare opportunity to own a home that blends comfort, style, and a prime location.

Built in 2009

### Essential Information

MLS® # E4452634

Price \$615,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,304                  |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3359 18 Street |
| Area        | Edmonton       |
| Subdivision | Silver Berry   |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0H4        |

### Amenities

|               |                                      |
|---------------|--------------------------------------|
| Amenities     | Air Conditioner, Ceiling 9 ft., Deck |
| Parking       | Double Garage Attached               |
| Is Waterfront | Yes                                  |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                  |
| Stories           | 2                                                                                          |
| Has Basement      | Yes                                                                                        |
| Basement          | Full, Unfinished                                                                           |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                |
| Exterior Features | Corner Lot, Creek, Hillside, Playground Nearby, Ravine View |
| Roof              | Asphalt Shingles                                            |
| Construction      | Wood, Stucco                                                |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 12th, 2025  
Days on Market                12  
Zoning                              Zone 30

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