

# \$589,900 - 3342 18a Avenue, Edmonton

MLS® #E4422723

**\$589,900**

4 Bedroom, 3.00 Bathroom, 2,215 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

This well maintained home in great community of LAUREL, is ready for quick possession. Super functional lay out offers, 9 foot ceiling, hardwood, tiles, a full bedroom & full bath on the main level. Open concept kitchen provides, ample cabinets & granite counter tops including upgraded stainless steel appliances. A large eating nook off the kitchen overlooking a fully fenced back yard with deck to enjoy your outdoor activities. Generously sized living room features, a gas fire place. On the Upper level, you will find 3 bedrooms, big bonus room, 2 full baths & laundry. Primary bedroom features, a spa like en-suite & a huge walk-in closet. There is an option to make a separate entry to the basement from the side of the house if needed. Double attached garage is insulated, dry walled & painted. Water softener & tank less water system are some extra feature of this lovely home. Come check this out!

Built in 2013

## Essential Information

MLS® #	E4422723
Price	\$589,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3



Square Footage	2,215
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3342 18a Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0R4

### **Amenities**

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Tankless, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Vacuum System Attachments, Washer, Water Softener
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed February 24th, 2025

Days on Market 43

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 8th, 2025 at 7:02pm MDT