

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

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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 home'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          |
| Type           | 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, Car Wash, Smoke, Hot Water Tankless Water Heater, Recreation Room/Centre |
| Parking   | Single Garage Attached                                                                           |

### Interior

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

### Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                            |
| Exterior Features | Fenced, Flat Site, Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                       |



|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 8th, 2025 |
| Days on Market | 68             |
| Zoning         | Zone 30        |

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Listing information last updated on August 15th, 2025 at 12:22am MDT