# \$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 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

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 **ALBERTA** County

**Province** AB

Postal Code **T6T 0N8** 

# **Amenities**

On Street Parking, Bar, Car **Amenities** 

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

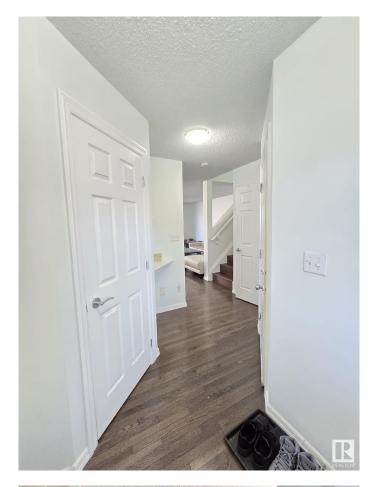
#### **Exterior**

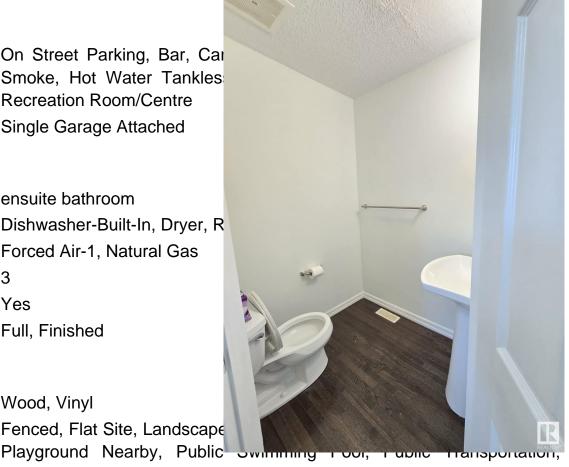
Exterior Wood, Vinyl

Exterior Features Fenced, Flat Site, Landscape

Schools, Shopping Nearby

Roof **Asphalt Shingles** 





Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 8th, 2025

Days on Market 59

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 August 6th, 2025 at 3:02pm MDT