

## \$429,750 - 2838 18a Avenue, Edmonton

MLS® #E4448460

**\$429,750**

3 Bedroom, 1.50 Bathroom, 1,204 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Located in the desirable community of Laurel, this charming home offers incredible potential for families or multi-generational living. Featuring 3 spacious bedrooms upstairs and a fully finished basement with a separate entrance, there's a great opportunity to add a second kitchen or create an in-law suite. Enjoy the convenience of nearby amenities including schools, shopping, parks, and the Meadows Rec Centre. A fantastic opportunity in a family-friendly neighborhood you don't miss out!

Built in 2013

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4448460      |
| Price          | \$429,750     |
| Bedrooms       | 3             |
| Bathrooms      | 1.50          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,204         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |



## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2838 18a Avenue |
| Area        | Edmonton        |
| Subdivision | Laurel          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 0N8         |

## Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

## Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                        |
| Stories      | 2                                                                |
| Has Basement | Yes                                                              |
| Basement     | Full, Finished                                                   |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior          | Wood, Vinyl                     |
| Exterior Features | Fenced, Landscaped, See Remarks |
| Roof              | Asphalt Shingles                |
| Construction      | Wood, Vinyl                     |
| Foundation        | Concrete Perimeter              |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 35              |
| Zoning         | Zone 30         |

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