\$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

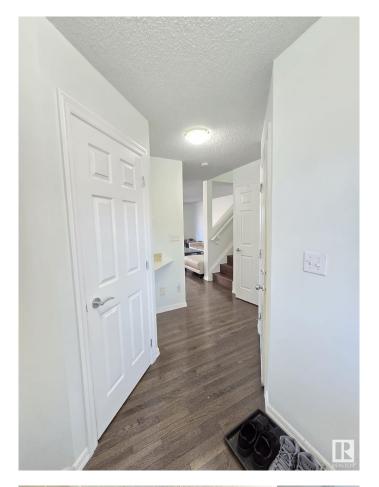
Exterior

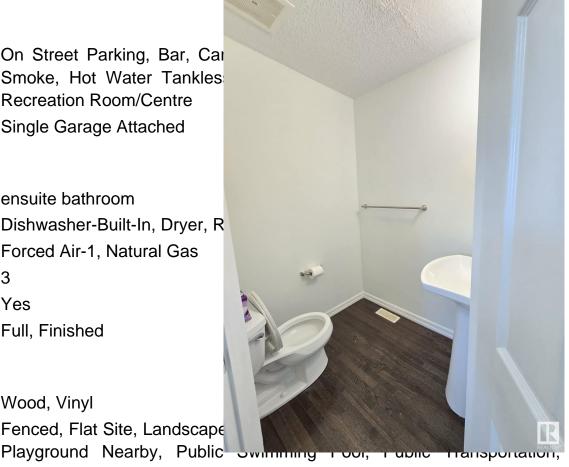
Exterior Wood, Vinyl

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 58

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 4th, 2025 at 10:32pm MDT