

## \$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

Located in a Vibrant community of LAUREL, this well maintained home is ready for quick possession. Main floor boasts, a 9 foot ceiling, hardwood, tiles, bedroom & a full bath. An open concept kitchen provides, a plenty of raised cabinets, granite counter tops, an Island breakfast bar & upgraded stainless steel appliances. A spacious dining area off the kitchen overlooking, a nicely kept north facing yard with deck to enjoy your outdoor activities. A Cozy living room offers, a tile surrounding gas fire place. On the upper level, you will find 3 bedrooms, bonus room, 2 full baths & laundry. Primary bedroom features, a luxurious 5 piece En-suite & a huge Walk-in closet. There is an option to make a separate entrance to an unfinished basement from side of the house, if needed. An Oversized double garage is fully insulated, drywalled & painted. Water softener & tankless water heating system are some special feature of this lovely home. Come & take a look for yourself!

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 | 65                  |
| Zoning         | Zone 30             |

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Listing information last updated on April 30th, 2025 at 6:02pm MDT