

\$399,900 - 2845 18a Avenue, Edmonton

MLS® #E4449387

\$399,900

3 Bedroom, 2.50 Bathroom, 1,338 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

BACKING ONTO GREEN SPACE – This well-maintained half-duplex in the sought after community of Laurel offers the perfect blend of comfort and convenience, ideally situated with no rear neighbors and a serene green space view. This 2-storey home features 3 bedrooms and 2.5 bathrooms – perfect for families or savvy investors. The open-concept main floor includes a bright living room, dining area, modern kitchen, convenient powder room and **NEWLY** installed vinyl plank flooring. Upstairs, you'll find three well-sized bedrooms, including a spacious primary suite complete with a walk-in closet and 4-piece ensuite, plus an additional full bath for the secondary bedrooms. The basement is **PARTIALLY FINISHED** with drywall and electrical completed. Additionally this duplex offers a **POTENTIAL FOR A SEPARATE ENTRANCE**, adding flexibility for future development or rental opportunities. Located close to schools, parks, shopping, public transit, and major amenities, this home offers exceptional value in a thriving neighborhood

Built in 2011

Essential Information

MLS® # E4449387

Price \$399,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,338
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	2845 18a Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0N8

Amenities

Amenities	Off Street Parking, Detectors Smoke, No Smoking Home
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	See Remarks

Construction	Wood, Stone, Vinyl
Foundation	See Remarks

School Information

Elementary	Svend Hansen School
Middle	Svend Hansen School
High	Dr. Francis Whiskeyjack

Additional Information

Date Listed	July 24th, 2025
Days on Market	5
Zoning	Zone 30

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