# \$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 homeâ€<sup>™</sup>s appeal: New Paint, New Vinyl Floor, New Tankless water tank, New Deck, New fridge, Water Softener, Water Filter etc.



Built in 2011

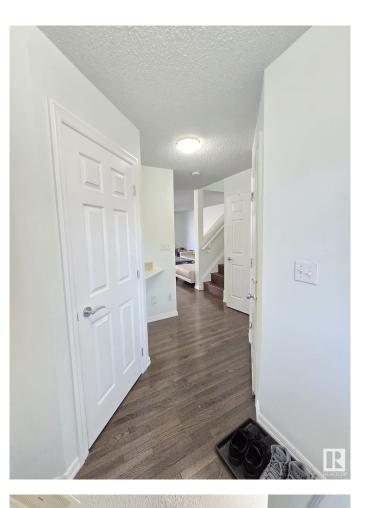
#### **Essential Information**

MLS® #	E4441210
Price	\$429,900
Bedrooms	4
Bathrooms	3.50

Full Baths	3
Half Baths	1
Square Footage	1,274
Acres	0.00
Year Built	2011
Туре	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

# **Community Information**

Address	2813 18a Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0N8



### Amenities

Amenities	On Street Parking, Bar, Ca
	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	R
	Playground Nearby, Public Swimming 1001, 1001	с папэропацоп,
	Schools, Shopping Nearby	
Roof	Asphalt Shingles	

ConstructionWood, VinylFoundationConcrete Perimeter

### **Additional Information**

Date ListedJune 8th, 2025Days on Market73ZoningZone 30

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