

Courtesy Of David Lofthaug Of Bode

# \$674,900 - 923 18 Avenue, Edmonton

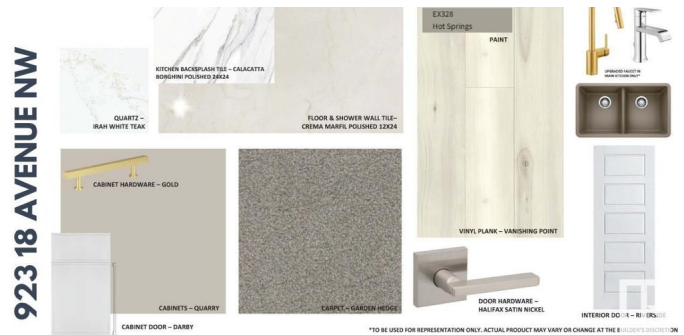
MLS® #E4446763

**\$674,900**

5 Bedroom, 4.00 Bathroom, 2,174 sqft  
Single Family on 0.00 Acres

Aster, Edmonton, AB

This beautifully crafted Heritage elevation home offers timeless curb appeal and thoughtful design throughout. A separate side entrance to the basement adds flexibility for future development potential. Ideal for guests, the main floor includes a fifth bedroom and a full bathroom. The chef-inspired kitchen features a substantial island with a flush eating bar, a standard spice kitchen, and a generous dining nook perfect for family gatherings. The open-concept great room is anchored by a stunning 60" electric fireplace, creating a warm and inviting space. Upstairs, the luxurious primary bedroom boasts a spa-like 5-piece ensuite with a freestanding soaker tub. Bedroom #2 includes its own walk-through closet and ensuite, offering added privacy and convenience. Designed for both elegance and functionality, this home is perfect for growing families who appreciate space, comfort, and style. Photos are representative.



Built in 2025

## Essential Information

MLS® #	E4446763
Price	\$674,900
Bedrooms	5
Bathrooms	4.00
Full Baths	4

Square Footage	2,174
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	923 18 Avenue
Area	Edmonton
Subdivision	Aster
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2X3

### **Amenities**

Amenities	Closet Organizers, No Animal Home, No Smoking Home, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Hood Fan, Oven-Microwave
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Park/Reserve, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                July 9th, 2025  
Days on Market        70  
Zoning                    Zone 30

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