

## \$449,000 - 2838 18a Avenue, Edmonton

MLS® #E4448460

**\$449,000**

3 Bedroom, 1.50 Bathroom, 1,204 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Located in the desirable community of Laurel, this charming home offers incredible potential for families or multi-generational living.

Featuring 3 spacious bedrooms upstairs and a fully finished basement with a separate entrance, there's a great opportunity to add a second kitchen or create an in-law suite.

Enjoy the convenience of nearby amenities including schools, shopping, parks, and the Meadows Rec Centre. A fantastic opportunity in a family-friendly neighborhood – don't miss out!

Built in 2013

### Essential Information

MLS® #	E4448460
Price	\$449,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,204
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active



## Community Information

Address	2838 18a Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0N8

## Amenities

Amenities	See Remarks
Parking	Double Garage Detached

## Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	July 18th, 2025
Days on Market	9
Zoning	Zone 30

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