

## **\$634,900 - 3349 18b Avenue, Edmonton**

MLS® #E4435563

**\$634,900**

4 Bedroom, 3.50 Bathroom, 2,077 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

This beautiful Home with SEPARATE ENTRANCE to fully finished 1 Bedroom basement in the desired neighborhood of LAUREL. Great curb appeal opens to reveal elegant designer inspired finishes throughout that create the Wow factor you've been looking for. An abundance of natural light showcases hardwood floors & updated light fixtures. Prepare meals on the gas range as friends sit around the gorgeous granite island. After a long day, you'll feel like you've entered a luxurious hotel room with a deep soaker tub for relaxing. Enjoy family movie nights in the bonus room with vaulted ceilings & large windows. Generous 2nd & 3rd bedrooms, another bathroom & convenient laundry complete the upper level. Outside stairs lead to an open, bright suite. Modern finishes include a stone clad fireplace in the living room next to the spacious kitchen. Large bedroom, full bath & separate laundry allow for a fully independent lifestyle. Fire up the BBQ on the deck! Move in & Enjoy 10+

Built in 2013

### **Essential Information**

MLS® # E4435563

Price \$634,900

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,077
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3349 18b Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0R4

### Amenities

Amenities	Ceiling 9 ft., Deck, No Smoking Home, Patio, HRV System
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In,    Dryer-Two,    Refrigerators-Two,    Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
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                      May 9th, 2025

Days on Market                3

Zoning                            Zone 30

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