

## **\$699,900 - 8039 18 Avenue, Edmonton**

MLS® #E4457980

**\$699,900**

5 Bedroom, 4.00 Bathroom, 2,207 sqft  
Single Family on 0.00 Acres

Summerside, Edmonton, AB

Welcome to this beautiful 5 BED, 4 FULL BATH home offering nearly 3,200 sq.ft. of living space, perfectly located on a quiet CUL-DE-SAC backing onto GREEN SPACE. Built by LANDMARK HOMES in 2012, this home is designed for comfort & functionality with CENTRAL A/C, CENTRAL VAC, IN-BUILT-SPEAKER SYSTEM, ON-DEMAND HOT WATER TANK, and a DOUBLE ATTACHED (HEATED, OVERSIZED & INSULATED) GARAGE with a SIDE DOOR and an EXTENDED DRIVEWAY. The main floor boasts a BEDROOM, FULL BATH & a bright open layout, while the upper level features a spacious BONUS ROOM, LAUNDRY, and 3 well-sized bedrooms including a relaxing PRIMARY bedroom with 5-pc ENSUITE & WALK-IN-CLOSET. The FULLY FINISHED BASEMENT is an entertainer's dream with a MEDIA ROOM, WET BAR (can be converted into second kitchen in future), additional LAUNDRY, 5th BEDROOM & a FULL BATH provides extra living space for family or guests. Gorgeous landscaped backyard with FIRE PIT & a DECK. Recent upgrades include: Furnace fan (2022), All house siding replaced (2022).

Built in 2012

### **Essential Information**



MLS® #	E4457980
Price	\$699,900
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,207
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8039 18 Avenue
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0Z8

### Amenities

Amenities	On Street Parking, Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Fire Pit, Front Porch, No Animal Home, No Smoking Home, Wet Bar, Vacuum System-Roughed-In
Parking	Double Garage Attached, Heated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Window Coverings, Dryer-Two, Washers-Two, Dishwasher-Two, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	3
Has Basement	Yes

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Vinyl

Exterior Features      Backs Onto Park/Trees, Cul-De-Sac, Fenced, Lake Access Property, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof                          Asphalt Shingles

Construction              Wood, Vinyl

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                September 16th, 2025

Zoning                      Zone 53

HOA Fees                  453.02

HOA Fees Freq.      Annually

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