

## \$399,900 - 2845 18a Avenue, Edmonton

MLS® #E4449387

**\$399,900**

3 Bedroom, 2.50 Bathroom, 1,338 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

BACKING ONTO GREEN SPACE – This well-maintained half-duplex in the sought after community of Laurel offers the perfect blend of comfort and convenience, ideally situated with no rear neighbors and a serene green space view. This 2-storey home features 3 bedrooms and 2.5 bathrooms—perfect for families or savvy investors. The open-concept main floor includes a bright living room, dining area, modern kitchen, convenient powder room and NEWLY installed vinyl plank flooring. Upstairs, you'll find three well-sized bedrooms, including a spacious primary suite complete with a walk-in closet and 4-piece ensuite, plus an additional full bath for the secondary bedrooms. The basement is PARTIALLY FINISHED with drywall and electrical completed. Additionally this duplex offers a POTENTIAL FOR A SEPARATE ENTRANCE, adding flexibility for future development or rental opportunities. Located close to schools, parks, shopping, public transit, and major amenities, this home offers exceptional value in a thriving neighborhood

Built in 2011

### Essential Information

MLS® # E4449387

Price \$399,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,338         |
| Acres          | 0.00          |
| Year Built     | 2011          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2845 18a Avenue |
| Area        | Edmonton        |
| Subdivision | Laurel          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 0N8         |

### Amenities

|           |                                                      |
|-----------|------------------------------------------------------|
| Amenities | Off Street Parking, Detectors Smoke, No Smoking Home |
| Parking   | Single Garage Attached                               |

### Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                  |
| Appliances        | Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                         |
| Stories           | 2                                                                                 |
| Has Basement      | Yes                                                                               |
| Basement          | Full, Partially Finished                                                          |

### Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                           |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | See Remarks                                                                                                  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | See Remarks        |

**School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Svend Hansen School     |
| Middle     | Svend Hansen School     |
| High       | Dr. Francis Whiskeyjack |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 14              |
| Zoning         | Zone 30         |

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Listing information last updated on August 7th, 2025 at 1:17pm MDT