

## \$624,900 - 3349 18b Avenue, Edmonton

MLS® #E4435563

**\$624,900**

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 LEGAL IN LAW SUITE 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 \$624,900

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 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 | 38            |
| Zoning         | Zone 30       |

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