

## \$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	5
Zoning	Zone 30

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