

## \$409,900 - 2921 18a Avenue, Edmonton

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MLS® #E4455563

**\$409,900**

3 Bedroom, 2.50 Bathroom, 1,416 sqft

Single Family on 0.00 Acres

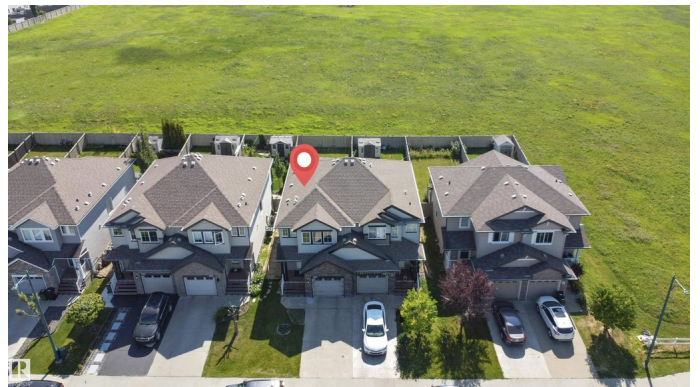
Laurel, Edmonton, AB

Perfect Family Home Backing Onto Green Space! This 1415 sq ft, 3 bed, 2.5 bath home is an ideal fit for young families, first-time buyers, or downsizers. The main floor features a bright, open-concept layout with an L-shaped kitchen, spacious dining area, and cozy living room filled with natural light. A convenient 2-piece bath and direct access to the deck and fully fenced yard make it perfect for everyday living and entertaining. Upstairs includes a versatile bonus room—great as a playroom, homework area, or second family space. The primary bedroom offers a walk-in closet and private 3-piece ensuite. Two additional bedrooms and a 4-piece main bath complete the upper level. Enjoy the peace and privacy of no rear neighbours and the added bonus of backing directly onto green space—ideal for kids, pets, or just relaxing views. Located close to schools, parks, shopping, and with quick access to the Anthony Henday, this is a family-friendly home in a fantastic location.

Built in 2011

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4455563  |
| Price    | \$409,900 |
| Bedrooms | 3         |



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,416         |
| Acres          | 0.00          |
| Year Built     | 2011          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2921 18a Avenue |
| Area        | Edmonton        |
| Subdivision | Laurel          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 0N8         |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home |
| Parking   | Single Garage Attached                |

### Interior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                       |
| Stories           | 2                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                             |
| Basement          | Full, Unfinished                                                                                                                                |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                           |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                             |
| Construction      | Wood, Stone, Vinyl                                           |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 1st, 2025  
Days on Market                18  
Zoning                              Zone 30



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