

\$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 | 7 |
| Zoning | Zone 30 |

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Listing information last updated on July 31st, 2025 at 3:33pm MDT