

## \$430,000 - 2954 18a Avenue, Edmonton

MLS® #E4450693

**\$430,000**

4 Bedroom, 3.50 Bathroom, 1,201 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

**Stunning 2-Storey Half Duplex in Laurel!**

Located in the family-friendly community of Laurel, this beautifully upgraded half duplex boasts incredible curb appeal and thoughtful finishes throughout. The open-concept main floor features laminate flooring, a custom-built entertainment wall with a built-in fireplace, and access to a newly landscaped backyard with a brand new patio, deck, and double garage.

The stylish kitchen offers ceiling-height espresso cabinetry, new quartz countertops and backsplash, stainless steel appliances (including a new dishwasher), a large island with eating bar, pendant lighting, and a built-in pantry with great storage. Upstairs, you'll find new carpet on the stairs, vinyl plank flooring, a bright primary suite with walk-in closet and 3-piece ensuite with oversized walk-in shower. Two additional bedrooms and a full 4-piece bath complete the upper level. The fully finished basement includes a spacious rec room, additional bedroom, and full bathroom—perfect for guests or extra

Built in 2011

### Essential Information

MLS® # E4450693

Price \$430,000

Bedrooms 4



|                |               |
|----------------|---------------|
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,201         |
| Acres          | 0.00          |
| Year Built     | 2011          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2954 18a Avenue |
| Area        | Edmonton        |
| Subdivision | Laurel          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 0N7         |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Closet Organizers, Deck, Patio |
| Parking   | Double Garage Detached         |

### Interior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                          |
| Stories           | 3                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                |
| Basement          | Full, Finished                                                                                                                                     |

### Exterior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                        |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 30         |

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Listing information last updated on August 3rd, 2025 at 10:02am MDT