

## \$600,000 - 1918 15 Avenue, Edmonton

MLS® #E4425016

**\$600,000**

4 Bedroom, 3.50 Bathroom, 1,626 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

This stunning, air-conditioned duplex is located in a peaceful CUL-DE-SAC in the desirable Laurel neighborhood. It features a FULLY FINISHED BASEMENT with a SECOND KITCHEN, SEPARATE ENTRANCE, AND A FOURTH BEDROOM—IDEAL FOR AN IN-LAW SUITE. As you enter, you™re greeted by soaring open-to-above ceilings and an open-concept main floor that includes a spacious living room with a gas fireplace, a dining area, an upgraded kitchen with quartz countertops, a walk-in pantry, and a half bath. Upstairs, the primary bedroom has an en-suite, along with a generous bonus room, two additional bedrooms, and another full bathroom. The fully developed basement with separate entrance offers a second living area, second kitchen, full bathroom, bedroom, and laundry room. Located within walking distance to schools, playgrounds, and bus stops, and just minutes from shopping, the Meadows Recreation Centre, and major routes like Anthony Henday and Whitemud Drive, this home is perfect for both families and investors.

Built in 2016

### Essential Information

MLS® # E4425016

Price \$600,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,626
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 and Half Storey
Status	Active

### **Community Information**

Address	1918 15 Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2B6

### **Amenities**

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Cross Fenced, Cul-De-Sac, Fenced, Not Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 10th, 2025
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Days on Market	4
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Zoning	Zone 30
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Listing information last updated on March 14th, 2025 at 3:32am MDT