

## \$559,900 - 1918 15 Avenue, Edmonton

MLS® #E4431993

**\$559,900**

4 Bedroom, 3.50 Bathroom, 1,638 sqft

Single Family on 0.00 Acres

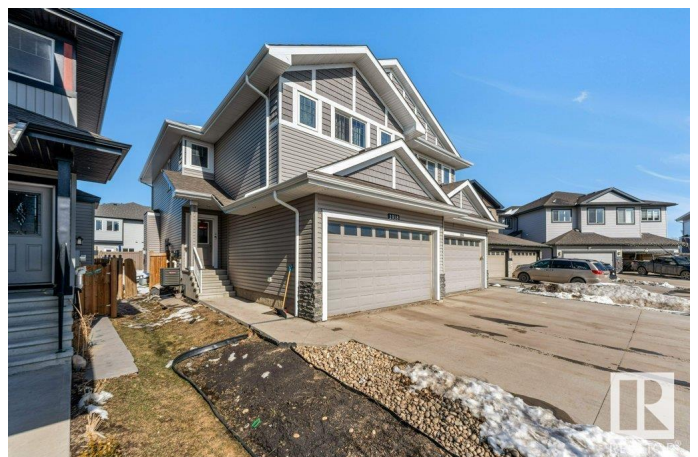
Laurel, Edmonton, AB

!!! Attention First time Home Buyers and Investors !!! Look no further as this beautiful Double Attached Garage Duplex has it all. Located in a peaceful CUL-DE-SAC in the heart of South Edmonton- Laurel community. Grand Open to below foyer welcomes you to this upgraded house with spindle railing. Main floor is open-concept 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, humongous sized primary bedroom has an en-suite, along with a huge bonus room with big windows, two additional bedrooms, and another full bathroom. The Fully Finished BASEMENT with SEPARATE ENTRANCE offers a second living area, second kitchen, full bathroom, bedroom, and laundry room. Extra long DRIVEWAY give you peace of mind for 4 Car parking on it. Located within walking distance to all the Amenities.

Built in 2016

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4431993  |
| Price      | \$559,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,638         |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 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, Ceiling 9 ft., Deck |
| Parking Spaces | 6                                    |
| Parking        | Double Garage Attached               |

### Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Washer, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                  |
| Fireplace         | Yes                                                                                                                        |
| Fireplaces        | Tile Surround                                                                                                              |
| Stories           | 3                                                                                                                          |
| Has Basement      | Yes                                                                                                                        |
| Basement          | Full, Finished                                                                                                             |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                            |
| Exterior Features | Cul-De-Sac, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |

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

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 21st, 2025 |
| Days on Market | 10               |
| Zoning         | Zone 30          |

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Listing information last updated on May 1st, 2025 at 4:17pm MDT