

## \$479,000 - 3523 18a Avenue, Edmonton

MLS® #E4442090

**\$479,000**

4 Bedroom, 2.50 Bathroom, 1,035 sqft

Single Family on 0.00 Acres

Daly Grove, Edmonton, AB

Gardeners Delight in this beautifully landscaped yard featuring many low maintenance perennials, with room for annuals and vegetables. See this well kept 4 bedroom, 2.5 bathroom home on a quiet street, 1/2 block from elementary school, featuring an oversized heated double garage, firepit, cedar fence, natural gas outlet for BBQ, large south facing composite deck off the back with a canopy and smaller composite deck off the front, air conditioning, updated kitchen and 3 bathrooms, all with granite counters, central vacuum, brick fireplace, real hardwood in 4 bedrooms and hall, large rumpus room, laundry room and large crawl space for storage. Home will come with all window coverings, stainless steel appliances, washer, dryer, deep freeze, 2nd fridge and computer desk.

Built in 1979

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4442090  |
| Price          | \$479,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,035     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1979                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 4 Level Split          |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3523 18a Avenue |
| Area        | Edmonton        |
| Subdivision | Daly Grove      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 3C4         |

### Amenities

|           |                                        |
|-----------|----------------------------------------|
| Amenities | Air Conditioner, Gazebo, Vinyl Windows |
| Parking   | Double Garage Detached, Over Sized     |

### Interior

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Stove-Electric, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                      |
| Stories           | 3                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                            |
| Basement          | Partial, Partially Finished                                                                                                                                    |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior          | Wood, Metal                |
| Exterior Features | Playground Nearby, Schools |
| Roof              | Asphalt Shingles           |
| Construction      | Wood, Metal                |
| Foundation        | Concrete Perimeter         |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 12th, 2025 |
|-------------|-----------------|

Days on Market 55

Zoning Zone 29

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Listing information last updated on August 6th, 2025 at 2:32pm MDT