

## \$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
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Days on Market 74

Zoning Zone 29

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