

## **\$659,900 - 3351 18 Street, Edmonton**

MLS® #E4436067

**\$659,900**

6 Bedroom, 3.50 Bathroom, 2,203 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

IT'S A RARE GEM!! This MORTGAGE HELPER comes with a fully finished 2-bdrm LEGAL BSMNT SUITE in Silver Berry! Perfect for rental income or extended family. Plus, enjoy the ADDED BONUS of SOLAR PANELS, helping you save on energy costs & reduce your monthly bills. This AIR CONDITIONED home adds incredible value to a beautifully maintained over 2,200 sq ft. The main flr offers living rm & family rm concept & features a stunning spacious kitchen w/corner pantry, granite countertops, island w/ raised eating bar. overlooking a cozy family rm with gas fireplace & built-in wall feature. A spacious flex rm at the offers options for a formal dining rm, office, or den. The upper level includes a large BONUS RM and 4 generous size bdrms + an Office/PRAYER RM. The primary suite boasts a walk-in closet and a 5-piece ensuite with corner jacuzzi tub. Prime location, WALKING DISTANCE TO BRAND NEW HIGH SCHOOL, REC CENTRE, SHOPPING, PARKS, RESTAURANTS, NEXT TO THE RAVINE and just minutes to Whitemud, Hwy 14 & Anthony Henday.

Built in 2009

### **Essential Information**

MLS® # E4436067

Price \$659,900



Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,203
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3351 18 Street
Area	Edmonton
Subdivision	Silver Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0H4

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, See Remarks, Solar Equipment
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Mantel
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 12th, 2025
Days on Market	1
Zoning	Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 13th, 2025 at 7:02pm MDT