# \$654,900 - 7728 18 Avenue, Edmonton

MLS® #E4419289

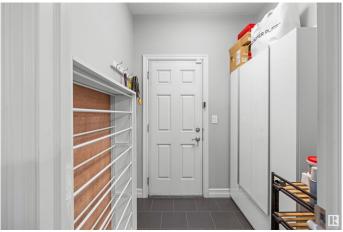
#### \$654,900

6 Bedroom, 4.00 Bathroom, 2,198 sqft Single Family on 0.00 Acres

Summerside, Edmonton, AB

Welcome home! This 2-storey Landmark property offers 6 bedrooms and 4 bathrooms. The main floor features an open-concept layout with a living area including a gas fireplace, a modern kitchen with granite countertops and a large island. There is also a bedroom and a 4-piece bathroom on the main level. The dining area leads to a manicured backyard with a pergola and paved areas. Upstairs, the primary bedroom boasts a walk-in closet and a luxurious 5-piece ensuite. Two additional bedrooms, a 4-piece bathroom, and a bonus room perfect for a theatre or office complete the upper level. The finished basement includes 2 bedrooms, a 3-piece bathroom, and rough-ins for a potential kitchen and laundry. Enjoy modern features like a tankless water heater, water softener, and central A/C. There is a side entrance for convenience and privacy. This home offers lakeside living with access to swimming, boating, fishing, and more! Close to trails, schools, and shopping.







Built in 2012

### **Essential Information**

| MLS® #   | E4419289  |
|----------|-----------|
| Price    | \$654,900 |
| Bedrooms | 6         |

| Bathrooms      | 4.00                   |
|----------------|------------------------|
| Full Baths     | 4                      |
| Square Footage | 2,198                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Туре           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |
|                |                        |

## **Community Information**

| Address     | 7728 18 Avenue |
|-------------|----------------|
| Area        | Edmonton       |
| Subdivision | Summerside     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 0V3        |

## Amenities

| Amenities | Air Conditioner, Hot Water Tankless, Lake Privileges, Vaulted Ceiling, |  |
|-----------|--|--|
|           | See Remarks, Vacuum System-Roughed-In                                  |  |
|           |  |  |

Parking Double Garage Attached

## Interior

| Interior Features | ensuite bathroom  |
|-------------------|---|
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

## Exterior

| Exterior          | Wood, Vinyl                           |
|-------------------|---------------------------------------|
| Exterior Features | Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                      |
| Construction      | Wood, Vinyl                           |
| Foundation        | Concrete Perimeter                    |

### **Additional Information**

| Date Listed    | January 25th, 2025 |
|----------------|--------------------|
| Days on Market | 142                |
| Zoning         | Zone 53            |
| HOA Fees       | 500                |
| HOA Fees Freq. | Annually           |

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Listing information last updated on June 16th, 2025 at 7:17am MDT