

## \$974,500 - 1707 18 Street, Edmonton

MLS® #E4445717

**\$974,500**

5 Bedroom, 4.50 Bathroom, 3,359 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

RIPLE GARAGE CUSTOM BUILT home w/SEPARATE ENTRANCE in Edmonton's most popular and exciting Craftsman inspired south east community of LAUREL w/quick access to schools, meadows rec centre, commercial plaza. Offering DUAL MASTER BEDS w/3 FULL BATHS UPSTAIRS, 3500+ Sq. ft. of living space + unfinished basement. Features DUAL LIVING AREAS w/OPEN TO ABOVE CEILING, electric fireplace, great size MAIN FLOOR BEDROOM w/3pc Ensuite Bath, ceramic tiles & hardwood floors, massive chef's kitchen W/ over-size ISLAND, SPICE KITCHEN w/gas cooktop, walk thru pantry, built-in stainless steel appliances throughout, FORMAL DINING & NOOK AREA, GRANITE/QUARTZ TOPS, upstairs laundry. Master Bedroom w/coffered ceilings, walk in closet, 5pc ensuite, mammoth bonus room, second MASTER BED w/ITS OWN 3pc ensuite, 2 other adequate size kids room w/3pc bath, linen closet. Full basement offering 9' Ceilings perfect for secondary suite & ample space for customized development. Truly Flawless & best.

Built in 2023

### Essential Information

MLS® # E4445717

Price \$974,500



Bedrooms	5
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	3,359
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1707 18 Street
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2N2

### Amenities

Amenities	Bar, Ceiling 9 ft., Deck, Smart/Program. Thermostat, Secured Parking, See Remarks, HRV System, 9 ft. Basement Ceiling
Parking	Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Svend Hansen School
Middle	Svend Hansen School
High	Dr .Elder Francis WhiskeyJ

**Additional Information**

Date Listed	July 3rd, 2025
Days on Market	27
Zoning	Zone 30

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Listing information last updated on July 30th, 2025 at 6:17am MDT