

## \$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 | 30             |
| 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 August 2nd, 2025 at 2:02am MDT