

## \$380,000 - 18 Ebbers Close, Edmonton

MLS® #E4445145

**\$380,000**

2 Bedroom, 2.50 Bathroom, 1,271 sqft

Single Family on 0.00 Acres

Ebbers, Edmonton, AB

Welcome to 18 Ebbers Close! This exceptionally maintained 2-bedroom + flex room townhome offers comfort, style & a prime location in the family-friendly community of Ebbers. Enjoy vinyl flooring throughout (including the bathrooms and stairs), a modern kitchen with stainless steel appliances, and an open-concept layout perfect for entertaining. Step outside to a private deck and fenced yardâ€”ideal for summer BBQs. Upstairs features 2 spacious bedrooms, 2 full size bathrooms, plus a versatile flex room for an office, nursery or gym. The attached single garage adds convenience, and the unfinished basement is ready for you. Located just mere steps from a playground, dog park, and close proximity to the ravine access - this is a prime location. Additionally, the access to transit, downtown & the Anthony Henday is excellent. Great schools and shopping nearby. A perfect choice for first-time buyers, downsizers or investors!

Built in 2019

### Essential Information

MLS® #	E4445145
Price	\$380,000
Bedrooms	2
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,271
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	18 Ebbers Close
Area	Edmonton
Subdivision	Ebbers
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3Y6

### Amenities

Amenities	On Street Parking, Hot Water Natural Gas, Vacuum System-Roughed-In, HRV System, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl, Hardie Board Siding
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City, View Downtown
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl, Hardie Board Siding
Foundation	Slab

### **School Information**

Elementary	Kirkness Elementary
Middle	John D. Bracco School
High	M.E Lezerte

### **Additional Information**

Date Listed	June 30th, 2025
Days on Market	1
Zoning	Zone 02

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