

## \$630,000 - 3359 18 Street, Edmonton

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MLS® #E4452634

**\$630,000**

3 Bedroom, 3.00 Bathroom, 2,304 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

Welcome to this stunning 2,303 sq. ft. two-storey home, perfectly situated on a desirable corner lot next to the ravine and just minutes from main road access. The charming front elevation offers a covered balcony above the double attached garage, perfect for morning coffee or evening relaxation. Inside, you'll find a spacious, light-filled layout with large windows, central A/C, and thoughtful design throughout. The main floor features open-concept living, a chef's kitchen with ample cabinetry, and seamless flow to the dining and living areas. Upstairs, enjoy generously sized bedrooms including a luxurious primary suite with a spa-inspired ensuite. The fully landscaped backyard is ideal for entertaining, complete with a raised deck, privacy screen, and lower patio overlooking green space. Additional highlights include a bright bonus room, upper floor laundry, and close proximity to parks, trails, schools, and shopping. A rare opportunity to own a home that blends comfort, style, and a prime location.

Built in 2009

### Essential Information

MLS® # E4452634

Price \$630,000



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,304
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3359 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
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

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

### Exterior

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Creek, Hillside, Playground Nearby, Ravine View
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 12th, 2025

Days on Market                1

Zoning                            Zone 30

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