

\$699,900 - 8039 18 Avenue, Edmonton

MLS® #E4457980

\$699,900

5 Bedroom, 4.00 Bathroom, 2,207 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Welcome to this beautiful 5 BED, 4 FULL BATH home offering nearly 3,200 sq.ft. of living space, perfectly located on a quiet CUL-DE-SAC backing onto GREEN SPACE. Built by LANDMARK HOMES in 2012, this home is designed for comfort & functionality with CENTRAL A/C, CENTRAL VAC, IN-BUILT-SPEAKER SYSTEM, ON-DEMAND HOT WATER TANK, and a DOUBLE ATTACHED (HEATED, OVERSIZED & INSULATED) GARAGE with a SIDE DOOR and an EXTENDED DRIVEWAY. The main floor boasts a BEDROOM, FULL BATH & a bright open layout, while the upper level features a spacious BONUS ROOM, LAUNDRY, and 3 well-sized bedrooms including a relaxing PRIMARY bedroom with 5-pc ENSUITE & WALK-IN-CLOSET. The FULLY FINISHED BASEMENT is an entertainer's dream with a MEDIA ROOM, WET BAR (can be converted into second kitchen in future), additional LAUNDRY, 5th BEDROOM & a FULL BATH provides extra living space for family or guests. Gorgeous landscaped backyard with FIRE PIT & a DECK. Recent upgrades include: Furnace fan (2022), All house siding replaced (2022).

Built in 2012

Essential Information



MLS® #	E4457980
Price	\$699,900
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,207
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	8039 18 Avenue
Area	Edmonton
Subdivision	Summerside
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0Z8

Amenities

Amenities	On Street Parking, Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Fire Pit, Front Porch, No Animal Home, No Smoking Home, Wet Bar, Vacuum System-Roughed-In
Parking	Double Garage Attached, Heated, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Window Coverings, Dryer-Two, Washers-Two, Dishwasher-Two, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	3
Has Basement	Yes

Basement Full, Finished

Exterior

Exterior Wood, Vinyl

Exterior Features Backs Onto Park/Trees, Cul-De-Sac, Fenced, Lake Access Property, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed September 16th, 2025

Days on Market 17

Zoning Zone 53

HOA Fees 453.02

HOA Fees Freq. Annually

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 October 3rd, 2025 at 12:03pm MDT