

## \$499,000 - 3523 18a Avenue, Edmonton

MLS® #E4442090

**\$499,000**

4 Bedroom, 2.50 Bathroom, 1,035 sqft

Single Family on 0.00 Acres

Daly Grove, Edmonton, AB

Welcome Home! Don't miss your chance to own in the highly desirable Daly Grove neighborhood. Step inside to a stunning open living space that flows effortlessly into a spacious dining room, perfect for entertaining. The bright, sun-drenched kitchen offers plenty of natural light and features a beautiful view of the serene, south-facing backyard—your private retreat. A truly inviting space that blends comfort and charm! Upstairs, you'll find 3 spacious bedrooms, and 1 full bath, including a primary with a private half bath en-suite. On the lower main, you'll find a 4th bedroom and another full bath, along with a spacious entertainment room highlighted by a warm brick fireplace—perfect for relaxing nights at home. Outside, enjoy your own private oasis, surrounded by lush flowers and plenty of room to unwind. The oversized double garage provides generous space for 2 vehicles, along with a dedicated work or storage area. A perfect blend of comfort and functionality!

Built in 1979

### Essential Information

MLS® # E4442090

Price \$499,000

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,035
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	3523 18a Avenue
Area	Edmonton
Subdivision	Daly Grove
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 3C4

### Amenities

Amenities	Air Conditioner, Gazebo, Vinyl Windows
Parking	Double Garage Detached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Stove-Electric, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Partial, Partially Finished

### Exterior

Exterior	Wood, Metal
Exterior Features	Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Metal

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 12th, 2025

Days on Market                4

Zoning                            Zone 29

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