

# \$1,049,000 - 1707 18 Street, Edmonton

MLS® #E4445717

**\$1,049,000**

7 Bedroom, 6.50 Bathroom, 3,359 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Stunning custom-built triple garage home in Laurel offering over 3,300 sq ft plus 2 finished basement suites! Ideal for large families or investors. Main floor features soaring ceilings, dual living areas, electric fireplace, formal dining, spacious bedroom w/3-pc ensuite, and a chef's kitchen with oversized island, gas cooktop, walk-through pantry & stainless appliances. Upstairs boasts a large bonus room, dual master suites (one w/coffered ceilings, walk-in closet & 5-pc ensuite), and 3 full baths. Basement includes a legal suite w/separate entrance plus an in-law suite—live in the main home and rent out both suites or earn income from 3 rentals. Granite & quartz counters, 9' basement ceilings, and superb craftsmanship throughout. Quick access to schools, Meadows Rec Centre, parks, and shopping. A flawless, versatile home with incredible value!



Built in 2023

## Essential Information

MLS® #	E4445717
Price	\$1,049,000
Bedrooms	7
Bathrooms	6.50
Full Baths	6
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	Air Conditioner, Bar, Ceiling 9 ft., Deck, Guest Suite, 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 Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### 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	15
Zoning	Zone 30

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