# \$1,049,900 - 6807 18 Avenue, Edmonton

MLS® #E4445860

## \$1,049,900

5 Bedroom, 5.50 Bathroom, 3,759 sqft Single Family on 0.00 Acres

Summerside, Edmonton, AB

Step into this stunning home that blends elegant design with a true family oasis. From impressive curb appeal to a spacious yard, perfect for recreation and entertaining. As you enter through grand double doors, you're greeted by soaring vaulted ceilings, an open-to-below feature, and beautiful architectural arches that create a sense of grandeur throughout. The main floor boasts a private office, expansive living spaces with oversized windows that flood the home with natural light, and an extended chef's kitchen with stainless steel appliances, walk-in pantry, and circular dining areaâ€"all enhanced by upgraded designer lighting. Also on the main- a full bath & laundry room. Upstairs, a dual staircase leads to a lux primary suite with a spa-inspired bath. A second bedroom features its own 4-piece ensuite, while the third while the 3rd & 4th bedrooms share a Jack and Jill bath. The fully finished basement offers even more living space with a large rec room, second kitchen, 2nd living, a bedr and 2 baths







Built in 2007

# **Essential Information**

MLS® # E4445860 Price \$1,049,900 Bedrooms 5

Bathrooms 5.50

Full Baths 5

Half Baths 1

Square Footage 3,759

Acres 0.00

Year Built 2007

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 6807 18 Avenue

Area Edmonton

Subdivision Summerside

City Edmonton
County ALBERTA

Province AB

Postal Code T6L 5K3

#### **Amenities**

Amenities Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, No Animal Home,

No Smoking Home, Patio, Vaulted Ceiling, 9 ft. Basement Ceiling

Parking Spaces 6

Parking Double Garage Attached

# Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan,

Microwave Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Electric, Stove-Electric, Vacuum System Attachments,

Vacuum Systems, Washer, Window Coverings, Refrigerators-Two

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Glass Door

Stories 3

Has Suite Yes

Has Basement Yes

Basement Full, Finished

### **Exterior**

Exterior Wood, Stone, Stucco

Exterior Features Airport Nearby, Fenced, Flat Site, Landscaped, No Back Lane, Picnic

Area, Playground Nearby, Public Swimming Pool, Public Transportation,

Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Stucco

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed July 4th, 2025

Days on Market 123

Zoning Zone 53

HOA Fees 453

HOA Fees Freq. Annually

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