

# **\$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 area—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 | 6 |
|----------------|---|

|        |         |
|--------|---------|
| Zoning | Zone 53 |
|--------|---------|

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Listing information last updated on July 10th, 2025 at 12:32am MDT