

## \$685,000 - 3351 18 Street, Edmonton

MLS® #E4423635

**\$685,000**

6 Bedroom, 3.50 Bathroom, 2,201 sqft  
Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

Stunning 6-Bed, 4-Bath Home with Legal Income Suite in Silverberry ! This meticulously maintained 6-bed, 4-bath home offers the perfect blend of family living and investment potential, featuring a fully-permitted legal suite with 2 beds and 1 bath—ideal for rental income. The main floor boasts a gourmet maple kitchen with granite countertops, island with raised eating bar, and a cozy family room with a gas fireplace. Upstairs includes a spacious bonus room and a luxurious master suite with a 5-piece en-suite and Jacuzzi. The legal suite has a private entrance and modern finishes. Additional features include a 6.8Kw solar system (2024), tankless water heater, raised floor and insulated ceiling in the basement, central vacuum, new roof (2022), and Central A/C. The fully fenced backyard offers a private outdoor space, and the double-car garage provides ample storage. Located minutes from major roads, schools, parks, and shopping. Don't miss this rare opportunity—this home won't last

Built in 2009

### Essential Information

MLS® #	E4423635
Price	\$685,000
Bedrooms	6



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,201
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	3351 18 Street
Area	Edmonton
Subdivision	Silver Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0H4

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Sauna; Swirlpool; Steam, 9 ft. Basement Ceiling, Solar Equipment
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Vacuum System Attachments, Window Coverings, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Park/Reserve, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 2nd, 2025
Days on Market	48
Zoning	Zone 30

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 April 19th, 2025 at 2:32pm MDT