

\$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

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