

\$630,000 - 3359 18 Street, Edmonton

MLS® #E4452634

\$630,000

3 Bedroom, 3.00 Bathroom, 2,304 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

Welcome to this stunning 2,303 sq. ft. two-storey home, perfectly situated on a desirable corner lot next to the ravine and just minutes from main road access. The charming front elevation offers a covered balcony above the double attached garage, perfect for morning coffee or evening relaxation. Inside, you'll find a spacious, light-filled layout with large windows, central A/C, and thoughtful design throughout. The main floor features open-concept living, a chef's kitchen with ample cabinetry, and seamless flow to the dining and living areas. Upstairs, enjoy generously sized bedrooms including a luxurious primary suite with a spa-inspired ensuite. The fully landscaped backyard is ideal for entertaining, complete with a raised deck, privacy screen, and lower patio overlooking green space. Additional highlights include a bright bonus room, upper floor laundry, and close proximity to parks, trails, schools, and shopping. A rare opportunity to own a home that blends comfort, style, and a prime location.

Built in 2009

Essential Information

MLS® # E4452634

Price \$630,000



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,304
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3359 18 Street
Area	Edmonton
Subdivision	Silver Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0H4

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck
Parking	Double Garage Attached
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Creek, Hillside, Playground Nearby, Ravine View
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation Concrete Perimeter

Additional Information

Date Listed August 12th, 2025

Days on Market 5

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 August 17th, 2025 at 8:02pm MDT