

## **\$699,900 - 8039 18 Avenue, Edmonton**

MLS® #E4457980

**\$699,900**

5 Bedroom, 4.00 Bathroom, 2,207 sqft

Single Family on 0.00 Acres

Summerside, Edmonton, AB

Welcome to this beautiful 5 BED, 4 FULL BATH home offering nearly 3,200 sq.ft. of living space, perfectly located on a quiet CUL-DE-SAC backing onto GREEN SPACE. Built by LANDMARK HOMES in 2012, this home is designed for comfort & functionality with CENTRAL A/C, CENTRAL VAC, IN-BUILT-SPEAKER SYSTEM, ON-DEMAND HOT WATER TANK, and a DOUBLE ATTACHED (HEATED, OVERSIZED & INSULATED) GARAGE with a SIDE DOOR and an EXTENDED DRIVEWAY. The main floor boasts a BEDROOM, FULL BATH & a bright open layout, while the upper level features a spacious BONUS ROOM, LAUNDRY, and 3 well-sized bedrooms including a relaxing PRIMARY bedroom with 5-pc ENSUITE & WALK-IN-CLOSET. The FULLY FINISHED BASEMENT is an entertainer's dream with a MEDIA ROOM, WET BAR (can be converted into second kitchen in future), additional LAUNDRY, 5th BEDROOM & a FULL BATH provides extra living space for family or guests. Gorgeous landscaped backyard with FIRE PIT & a DECK. Recent upgrades include: Furnace fan (2022), All house siding replaced (2022).

Built in 2012

### **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4457980               |
| Price          | \$699,900              |
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,207                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 8039 18 Avenue |
| Area        | Edmonton       |
| Subdivision | Summerside     |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 0Z8        |

### Amenities

|           |                                                                                                                                                                         |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Fire Pit, Front Porch, No Animal Home, No Smoking Home, Wet Bar, Vacuum System-Roughed-In |
| Parking   | Double Garage Attached, Heated, Over Sized                                                                                                                              |

### Interior

|                   |                                                                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Window Coverings, Dryer-Two, Washers-Two, Dishwasher-Two, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                                                                           |
| Fireplaces        | Corner                                                                                                                                                                                                                        |
| Stories           | 3                                                                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                                                                           |

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Vinyl

Exterior Features      Backs Onto Park/Trees, Cul-De-Sac, Fenced, Lake Access Property, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof                              Asphalt Shingles

Construction              Wood, Vinyl

Foundation                 Concrete Perimeter

**Additional Information**

Date Listed                  September 16th, 2025

Days on Market          47

Zoning                         Zone 53

HOA Fees                    453.02

HOA Fees Freq.          Annually

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Listing information last updated on November 2nd, 2025 at 1:32pm MST