

Courtesy Of David Lofthaug Of Bode

# \$674,900 - 923 18 Avenue, Edmonton

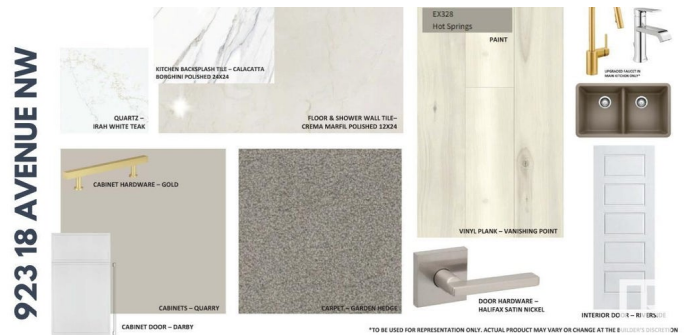
MLS® #E4446763

**\$674,900**

5 Bedroom, 4.00 Bathroom, 2,174 sqft  
Single Family on 0.00 Acres

Aster, Edmonton, AB

This beautifully crafted Heritage elevation home offers timeless curb appeal and thoughtful design throughout. A separate side entrance to the basement adds flexibility for future development potential. Ideal for guests, the main floor includes a fifth bedroom and a full bathroom. The chef-inspired kitchen features a substantial island with a flush eating bar, a standard spice kitchen, and a generous dining nook perfect for family gatherings. The open-concept great room is anchored by a stunning 60" electric fireplace, creating a warm and inviting space. Upstairs, the luxurious primary bedroom boasts a spa-like 5-piece ensuite with a freestanding soaker tub. Bedroom #2 includes its own walk-through closet and ensuite, offering added privacy and convenience. Designed for both elegance and functionality, this home is perfect for growing families who appreciate space, comfort, and style. Photos are representative.



Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4446763  |
| Price      | \$674,900 |
| Bedrooms   | 5         |
| Bathrooms  | 4.00      |
| Full Baths | 4         |

|                |                        |
|----------------|------------------------|
| Square Footage | 2,174                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |               |
|-------------|---------------|
| Address     | 923 18 Avenue |
| Area        | Edmonton      |
| Subdivision | Aster         |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6T 2X3       |

### **Amenities**

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Amenities      | Closet Organizers, No Animal Home, No Smoking Home, See Remarks |
| Parking Spaces | 4                                                               |
| Parking        | Double Garage Attached                                          |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Hood Fan, Oven-Microwave  |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Insert                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### **Exterior**

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                     |
| Exterior Features | Park/Reserve, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                       |
| Construction      | Wood, Stone, Vinyl                                                     |
| Foundation        | Concrete Perimeter                                                     |

**Additional Information**

Date Listed                July 9th, 2025  
Days on Market        43  
Zoning                    Zone 30

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