

## \$594,900 - 3319 18 Street, Edmonton

MLS® #E4463665

**\$594,900**

5 Bedroom, 3.50 Bathroom, 2,041 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

**\*\*SOUTH EDMONTON\*\*SILVERBERRY COMMUNITY\*\*FINISHED BASEMENT WITH SECOND KITCHEN \*\*** this impressive multi-level home is a true gem, offering an exceptional blend of space, comfort, and modern living. Step inside to discover a thoughtfully designed main floor that boasts a bright and airy layout, featuring a generous living room, a well appointed kitchen with a handy pantry, a dining area, and a convenient 2pc bath. The upper level is a private retreat with a spacious family room, three comfortable bedrooms, including a primary suite complete with a walk-in closet and a luxurious 4pc ensuite, and an additional 4pc bathroom. The fully developed basement is a standout, providing a massive rec room, two additional bedrooms, a second kitchen, and another 4pc bath, perfect for guests, a teen retreat, or potential rental income. This home is meticulously planned for both daily living and entertaining, making it a must-see for anyone seeking versatility and ample space in a fantastic location!

Built in 2009

### Essential Information

MLS® # E4463665

Price \$594,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,041                  |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3319 18 Street |
| Area        | Edmonton       |
| Subdivision | Silver Berry   |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0H4        |

### Amenities

|           |                            |
|-----------|----------------------------|
| Amenities | Ceiling 9 ft., See Remarks |
| Parking   | Double Garage Attached     |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                  |
| Fireplace         | Yes                                                                                        |
| Fireplaces        | None                                                                                       |
| Stories           | 3                                                                                          |
| Has Basement      | Yes                                                                                        |
| Basement          | Full, Finished                                                                             |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                 |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 27th, 2025 |
| Days on Market | 8                  |
| Zoning         | Zone 30            |

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Listing information last updated on November 4th, 2025 at 1:02am MST