

\$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 | 43 |
| 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 April 14th, 2025 at 4:02pm MDT