

## \$698,800 - 5227 18 Avenue, Edmonton

MLS® #E4445513

**\$698,800**

4 Bedroom, 3.00 Bathroom, 2,682 sqft

Single Family on 0.00 Acres

Walker, Edmonton, AB

Backing onto a serene green space! This stunning custom-built 2,682 sq/ft home offers 4 spacious bedrooms, 3 full bathrooms, and a main floor versatile den. The main floor features a grand entrance, open concept living room, elegant dining area, bright family room, full bath, and a dream kitchen with granite countertops, island, pantry, and premium stainless-steel appliances. Loaded with all the upgrades and modern finishings throughout. Upstairs, the spacious primary suite includes a spa-like ensuite with jetted tub, separate shower, dual sinks, granite, and a large walk-in closet. A bright bonus room that overlooks the living room and the front entrance ready for the family to enjoy, along with 3 more bedrooms and a full bathroom. Enjoy the fully landscaped and fenced backyard with a large deck—perfect for BBQs. Located in a quiet, family-friendly neighborhood close to all amenities. Perfect family home in the perfect neighborhood.

Built in 2015

### Essential Information

MLS® # E4445513

Price \$698,800

Bedrooms 4

Bathrooms 3.00



Full Baths	3
Square Footage	2,682
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	5227 18 Avenue
Area	Edmonton
Subdivision	Walker
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1Y1

### **Amenities**

Amenities	Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Extra
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Landscaped, Playground

Nearby, Public Transportation, Schools, Shopping Nearby

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

### Additional Information

Date Listed	July 3rd, 2025
Days on Market	75
Zoning	Zone 53

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 September 16th, 2025 at 2:32pm MDT