

## \$455,000 - 18312 91 Avenue, Edmonton

MLS® #E4431250

**\$455,000**

5 Bedroom, 3.00 Bathroom, 1,578 sqft

Single Family on 0.00 Acres

Belmead, Edmonton, AB

Amazing opportunity for a large family, investors! This bungalow has 5 bedrooms, 3 full bathrooms, main floor laundry and second laundry downstairs, lots of additional rooms/space on both levels, separate entrance. Newer windows, doors, roof, HWT 2023, Furnace 2022, copper wiring, AC, Central Vacuum. The large yard has flower/vegetable boxes for a garden enthusiast. The oversize double garage has a potential for a workshop. Long driveway is suitable for RV parking. Close to the schools, shopping, and future LRT.

Built in 1976

### Essential Information

MLS® #	E4431250
Price	\$455,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,578
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active



## Community Information

Address	18312 91 Avenue
Area	Edmonton
Subdivision	Belmead
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 1N9

## Amenities

Amenities	Deck, No Animal Home, No Smoking Home
Parking	Double Garage Detached, Over Sized, RV Parking

## Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Garburator, Hood Fan, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

## Additional Information

Date Listed	April 16th, 2025
Days on Market	17
Zoning	Zone 20

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