

## \$380,000 - 18 Ebbers Close, Edmonton

MLS® #E4445145

**\$380,000**

2 Bedroom, 2.50 Bathroom, 1,271 sqft

Single Family on 0.00 Acres

Ebbers, Edmonton, AB

Welcome to 18 Ebbers Close! This exceptionally maintained 2-bedroom + flex room townhome offers comfort, style & a prime location in the family-friendly community of Ebbers. Enjoy vinyl flooring throughout (including the bathrooms and stairs), a modern kitchen with stainless steel appliances, and an open-concept layout perfect for entertaining. Step outside to a private deck and fenced yardâ€”ideal for summer BBQs. Upstairs features 2 spacious bedrooms, 2 full size bathrooms, plus a versatile flex room for an office, nursery or gym. The attached single garage adds convenience, and the unfinished basement is ready for you. Located just mere steps from a playground, dog park, and close proximity to the ravine access - this is a prime location. Additionally, the access to transit, downtown & the Anthony Henday is excellent. Great schools and shopping nearby. A perfect choice for first-time buyers, downsizers or investors!

Built in 2019

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4445145  |
| Price     | \$380,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.50      |



|                |                      |
|----------------|----------------------|
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,271                |
| Acres          | 0.00                 |
| Year Built     | 2019                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 18 Ebbers Close |
| Area        | Edmonton        |
| Subdivision | Ebbers          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3Y6         |

### Amenities

|                |  |
|----------------|--|
| Amenities      | On Street Parking, Hot Water Natural Gas, Vacuum System-Roughed-In, HRV System, Natural Gas BBQ Hookup |
| Parking Spaces | 2  |
| Parking        | Single Garage Attached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl, Hardie Board Siding  |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City, View Downtown |
| Roof              | Asphalt Shingles   |

|              |   |
|--------------|---|
| Construction | Wood, Stone, Vinyl, Hardie Board Siding |
| Foundation   | Slab                                    |

**School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Kirkness Elementary   |
| Middle     | John D. Bracco School |
| High       | M.E Lezerte           |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 1               |
| Zoning         | Zone 02         |

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Listing information last updated on July 1st, 2025 at 1:33pm MDT