

Courtesy Of Carlos Lundy Of Exp Realty

## \$575,000 - 2528 20 Avenue, Edmonton

MLS® #E4427461

**\$575,000**

3 Bedroom, 2.50 Bathroom, 1,858 sqft  
Single Family on 0.00 Acres

Laurel, Edmonton, AB

**SPACIOUS, SOUTH-FACING HOME!** This 1,850 sq. ft. home in Laurel offers 3 bedrooms, 2.5 baths, and a separate side entrance for future development. The open-concept main floor boasts 9' ceilings, hardwood floors, and a bright, south-facing living room with a fireplace. The kitchen features granite countertops, ample cabinetry, and a large island, perfect for entertaining. The spacious dining area leads to a deck and landscaped backyard. Upstairs, the south-facing primary suite includes a walk-in closet and a 5-piece ensuite. Two additional bedrooms, one with a walk-in closet, plus a full bath and upstairs laundry. The unfinished basement features 9' ceilings, a separate entrance, and rough-ins for future potential. Extras include an oversized detached garage, A/C, spray foam insulation, high-efficiency HVAC, triple-pane windows, LED lighting, and a solar-ready design. Walking distance to schools: Svend Hansen (K-9), Elder Dr. Francis Whiskyjack (High School), and the Meadows Rec Center!

Built in 2016

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4427461  |
| Price    | \$575,000 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,858                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 2528 20 Avenue |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0Y7        |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Hot Water Electric, HRV System, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached   |

### **Interior**

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

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Vinyl  |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Level Land, Paved Lane, Playground Nearby, Schools, Shopping Nearby |

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

### **Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | March 26th, 2025 |
|-------------|------------------|

|                |    |
|----------------|----|
| Days on Market | 13 |
|----------------|----|

|        |         |
|--------|---------|
| Zoning | Zone 30 |
|--------|---------|

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Listing information last updated on April 8th, 2025 at 12:02pm MDT