

## \$544,000 - 2528 20 Avenue, Edmonton

MLS® #E4429977

**\$544,000**

3 Bedroom, 2.50 Bathroom, 1,858 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Located in the vibrant, family-friendly community of Laurel, 2528 20 Ave is a beautifully designed south-facing 2-storey home offering 1858 sqft of comfortable living. It features 3 bedrooms, 3 bathrooms, upstairs laundry, central A/C, and is solar ready. The side entrance offers potential for a future suite, while the oversized garage provides ample room for parking or storage. Inside, you'll find a bright, open layout perfect for modern living and entertaining. The spacious primary bedroom includes a walk-in closet and a gorgeous ensuite with double sinks, a soaker tub, and a separate shower. One of the secondary bedrooms also features a walk-in closet—great for teens or guests. Located within walking distance to a K-9 school, a high school, and the Meadows Rec Centre, plus close to parks, shopping, and transit, this move-in ready home truly checks all the boxes for families or investors alike.

Built in 2016

### Essential Information

MLS® #	E4429977
Price	\$544,000
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, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Hot Water Electric, See Remarks, 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, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Asphalt, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Treed Lot, View City, See Remarks

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

### **School Information**

Elementary	Svend Hansen
Middle	Svend Hansen
High	Elder Dr. Francis Whiskeyj

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	9
Zoning	Zone 30

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