

## \$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	10
Zoning	Zone 30

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