

## \$524,900 - 2528 20 Avenue, Edmonton

MLS® #E4429977

**\$524,900**

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      | \$524,900 |
| 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 | 26               |
| Zoning         | Zone 30          |

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Listing information last updated on May 6th, 2025 at 8:47am MDT