

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 14

Zoning Zone 30

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