# \$475,000 - 3020 20 Avenue, Edmonton

MLS® #E4436763

## \$475,000

3 Bedroom, 2.50 Bathroom, 1,610 sqft Single Family on 0.00 Acres

Laurel, Edmonton, AB

Nestled in the highly sought-after Laurel community, this 1,600 sq. ft. home boasts 3 bedrooms, 2.5 bathrooms, and a detached double-car garage. The main floor features a spacious den, cozy living area, formal dining room, and a well-appointed kitchen. Upstairs, you'll find a private primary suite with a 4-piece ensuite bathroom, plus two additional bedrooms and a full bathroom. The unfinished basement offers great potential, including the option for a separate entrance. Additional features include a gas line for future use. This home is ideally located near amenities such as the Meadows Rec Centre, shopping plazas, parks, schools, Anthony Henday, and public transportation.



#### **Essential Information**

MLS® # E4436763 Price \$475,000

Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,610 Acres 0.00

Year Built 2012







Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 3020 20 Avenue

Area Edmonton

Subdivision Laurel

City Edmonton
County ALBERTA

Province AB

Postal Code T6T 0L8

# **Amenities**

Amenities On Street Parking, Detectors Smoke, No Smoking Home, See Remarks

Parking Double Garage Detached, Front/Rear Drive Access

### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator,

Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

# **Exterior**

Exterior Wood, Asphalt, Vinyl

Exterior Features Fenced, Landscaped, Playground Nearby, Public Transportation,

Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Asphalt, Vinyl Foundation Concrete Perimeter

### **Additional Information**

Date Listed May 15th, 2025

Days on Market 33

Zoning Zone 30

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