

## \$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.

Built in 2012

### 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	20
Zoning	Zone 30

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