

\$544,000 - 2528 20 Avenue, Edmonton

MLS® #E4429977

\$544,000

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	\$544,000
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, 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	9
Zoning	Zone 30

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