

## \$470,000 - 3020 20 Avenue, Edmonton

MLS® #E4451709

**\$470,000**

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 with a SEPARATE ENTRANCE. Additional features include a gas line for future use. This home is located near amenities such as the Meadows Rec Centre, shopping plazas, parks, schools, Anthony Henday, and public transportation.

Built in 2012

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4451709      |
| Price          | \$470,000     |
| 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    | August 7th, 2025 |
| Days on Market | 17               |
| Zoning         | Zone 30          |

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