

Courtesy Of Terrie M Reekie Of RE/MAX River City

## **\$495,800 - 2511 20 Avenue, Edmonton**

MLS® #E4453382

**\$495,800**

3 Bedroom, 2.50 Bathroom, 1,572 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

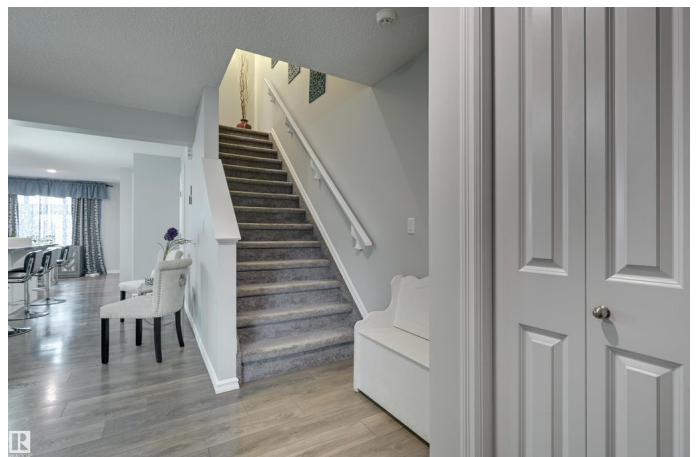
Discover this pristine and beautifully designed 3-bed/3 bth two-storey home in the vibrant SE community of Laurel. With its clean interior, modern finishes, and stylish aesthetic, this home offers a bright and welcoming atmosphere. The open main floor offers a large central kitchen with stone counters, an entertaining-sized living room, spacious dining, and a 2-pc bath. Retreat upstairs to a private primary bedroom, with a walk-in closet and a 5-pce ensuite, an additional 2 bedrooms, 4-pce bath, and laundry complete the upper floor. The basement is an open canvas with rough-in plumbing. Besides the great curb appeal, you'll enjoy the convenience of Tankless HWT, and a Double Garage. Summer evenings beckon in the beautifully landscaped, fenced yard, relax on the large deck, or in the gazebo. Located just minutes from schools, grocery stores, public transit, and other essential amenities. Enjoy the community with walking trails, ponds, parks, and amenities mere minutes away on foot. A place to call home!

Built in 2015

### **Essential Information**

MLS® # E4453382

Price \$495,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,572                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2511 20 Avenue |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0Y7        |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                        |
| Stories           | 2                                                                                                                                |
| Has Basement      | Yes                                                                                                                              |
| Basement          | Full, Unfinished                                                                                                                 |

### Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                     |
| Exterior Features | Back Lane, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 9                 |
| Zoning         | Zone 30           |

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Listing information last updated on August 24th, 2025 at 4:47am MDT