

# \$554,999 - 3320 20 Avenue, Edmonton

MLS® #E4447558

**\$554,999**

3 Bedroom, 2.50 Bathroom, 1,735 sqft  
Single Family on 0.00 Acres

Laurel, Edmonton, AB

JUST MOVE IN! This beautiful Landmark built 2 story home with over 1734 Sq ft is located in the well know community of Laurel, conveniently close to various stores, schools, parks, the Recreation Center, and a quick access to the Anthony Henday. The main floor offers a beautiful HARDWOOD flooring, large living area, spacious dining, a huge kitchen with plenty of cabinets & counter space, a corner pantry, and a center island. The upstairs offers a massive bonus room with a gas fire place and a spacious master bedroom with a large walk-in closet and a 4-pc ensuite bath. Additionally, there are two generously sized bedrooms and a 3-pc bath. Enjoy the summer with a private FENCED backyard featuring a large deck and the convenience of an ATTACHED double garage. Don't miss out!

Built in 2011

## Essential Information

MLS® #	E4447558
Price	\$554,999
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,735
Acres	0.00



Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3320 20 Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0L4

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, Hot Water Tankless, No Smoking Home
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Commercial, Fenced, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 13th, 2025
Days on Market	3

## Zoning

## Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 16th, 2025 at 5:47am MDT