

Courtesy Of Christy M Cantera Of Real Broker

## \$629,800 - 20711 24 Avenue, Edmonton

MLS® #E4427985

**\$629,800**

3 Bedroom, 2.50 Bathroom, 2,351 sqft

Single Family on 0.00 Acres

The Uplands, Edmonton, AB

MOVE IN READY! Welcome to The Uplands @ Riverview & LOVE WHERE YOU LIVE with serene tree-lined ravines, walking trails & lush green space. THIS HOME IS GORGEOUS!! Amazing HOMES BY AVI "Phillip" model features 3 bedrooms (each w/WIC), 2.5 bath, upper-level loft style family room & full laundry room PLUS main level flex space, perfect for home office! SEPARATE SIDE ENTRANCE for future basement development (single bdrm legal basement suite possible). Home showcases iron spindle railing & upgraded lighting w/LED slim discs & pendants. Chef's kitchen boasts pot & pan drawers, matte black hardware package, centre island w/silgranite sink, chimney hood fan, built-in microwave, pantry & robust appliance allowance. Great room features electric fireplace w/mantle, shiplap detail & luxury vinyl plank flooring. Double attached garage. Private ensuite is complimented by dual sinks, soaker tub & tiled shower. EXCEPTIONAL HOME built by EXCEPTIONAL BUILDER! MUST SEE!!

Built in 2025

### Essential Information

MLS® # E4427985

Price \$629,800



|                |                        |
|----------------|------------------------|
| Lease Rate     | \$9                    |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,351                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 20711 24 Avenue |
| Area        | Edmonton        |
| Subdivision | The Uplands     |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 2C4         |

### Amenities

|                |                                                                                                                           |
|----------------|---------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Electric, Television Connection, Vinyl Windows |
| Parking Spaces | 4                                                                                                                         |
| Parking        | Double Garage Attached, Front Drive Access                                                                                |

### Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                  |
| Appliances        | Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Builder Appliance Credit |
| Heating           | Forced Air-1, Natural Gas                                                         |
| Fireplace         | Yes                                                                               |
| Fireplaces        | Insert, Mantel                                                                    |
| Stories           | 2                                                                                 |
| Has Basement      | Yes                                                                               |
| Basement          | Full, Unfinished                                                                  |

### Exterior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl, Hardie Board Siding                                                              |
| Exterior Features | Golf Nearby, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                              |
| Construction      | Wood, Vinyl, Hardie Board Siding                                                              |
| Foundation        | Concrete Perimeter                                                                            |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 188              |
| Zoning         | Zone 57          |

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Listing information last updated on October 2nd, 2025 at 2:02am MDT