

Courtesy Of Sherri L Herman Of One Percent Realty

## \$634,900 - 19007 20 Avenue, Edmonton

MLS® #E4448693

**\$634,900**

3 Bedroom, 2.50 Bathroom, 2,087 sqft

Single Family on 0.00 Acres

River's Edge, Edmonton, AB

Welcome to the Allure by Look Master Builder â€” a stylish 3-bedroom, 2.5-bathroom two-storey on a spacious pie lot in scenic Rivers Edge. Step inside to a bright, open-to-above foyer. The main floor features a modern kitchen with central island with plenty of seating, Silgranit sink, melamine cabinets with crown moulding (soft close cabinet doors & drawers), full height backsplash, a walkthrough mudroom and pantry, a cozy great room with electric fireplace, and a handy den for a home office. Upstairs, enjoy a spacious bonus room, a vaulted primary bedroom with a luxurious 5-piece ensuite, plus two more bedrooms, a full bath, and upstairs laundry. Features include: 9' ceilings on the main floor, \$5000 PRE GST appliance credit, poplar railing, and triple pane windows. SEPERATE entrance to the basement offers future development potential. Located on a quiet street with quick possession available â€” discover your new beginning at Rivers Edge!

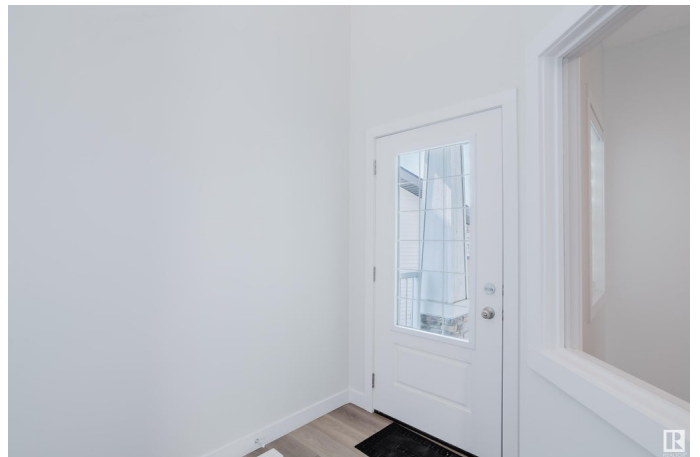
Built in 2024

### Essential Information

MLS® # E4448693

Price \$634,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,087                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 19007 20 Avenue |
| Area        | Edmonton        |
| Subdivision | River's Edge    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 3E8         |

### Amenities

|                |                                                                                          |
|----------------|------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking Spaces | 4                                                                                        |
| Parking        | Double Garage Attached                                                                   |

### Interior

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | ensuite bathroom                           |
| Appliances        | Garage Control, Garage Opener, See Remarks |
| Heating           | Forced Air-1, Natural Gas                  |
| Fireplace         | Yes                                        |
| Fireplaces        | Wall Mount                                 |
| Stories           | 2                                          |
| Has Basement      | Yes                                        |
| Basement          | Full, Unfinished                           |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior          | Wood, Vinyl                              |
| Exterior Features | No Back Lane, Not Fenced, Not Landscaped |

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 17              |
| Zoning         | Zone 57         |

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Listing information last updated on August 3rd, 2025 at 10:02pm MDT