

Courtesy Of Christy M Cantera Of Real Broker

## \$634,800 - 20703 24 Avenue, Edmonton

MLS® #E4443984

**\$634,800**

4 Bedroom, 2.50 Bathroom, 2,342 sqft

Single Family on 0.00 Acres

The Uplands, Edmonton, AB

BRAND-NEW, MOVE-IN READY, HOME-2-LOVE. Homes by Avi welcomes you to The Uplands at Riverview. Perfect location for your growing family to live in tranquility surrounded by serene tree-lined ravines, walking trails & lush green space. This home has everything you need to live comfortably. 4 bedrooms, 2.5 bathrooms, upper-level laundry & bonus room, great front flex room ideal for kids' playroom or your work-from-home office PLUS, separate side entrance for future basement development. Luxury finishes throughout including upgraded lighting package, iron spindled railing, feature wall electric fireplace, quartz countertops, upscale vinyl plank flooring, 9' ceiling height main/basement, HRV system & incredible kitchen featuring glass upper cabinets, pot & pan drawers, siligranite sink, chimney hood fan, built-in island microwave & MDF shelving in pantry. Builder also offering incredible promo that includes, BACK DECK, FULL LANDSCAPING, BLINDS PACKAGE & ROBUST APPLIANCE ALLOWANCE. MUST SEE before its SOLD!!



Built in 2025

### Essential Information

MLS® # E4443984

Price \$634,800

Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,342
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	20703 24 Avenue
Area	Edmonton
Subdivision	The Uplands
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 2C4

### Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, Hot Water Electric, No Animal Home, No Smoking Home, Television Connection, Vinyl Windows, HRV System
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan, Oven-Microwave, See Remarks, 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, Fiber Cement, Vinyl
Exterior Features	Golf Nearby, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Fiber Cement, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Centennial School
Middle	S. Bruce Smith School
High	Jasper Place School

### **Additional Information**

Date Listed	June 24th, 2025
Days on Market	13
Zoning	Zone 57

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 7th, 2025 at 12:47am MDT