

Courtesy Of Christy M Cantera Of Real Broker

## \$659,800 - 20711 24 Avenue, Edmonton

MLS® #E4427985

**\$659,800**

3 Bedroom, 2.50 Bathroom, 2,339 sqft

Single Family on 0.00 Acres

The Uplands, Edmonton, AB

Searching for your new DREAM HOME?  
LOOK NO FURTHER! HOMES BY AVI is constructing this STUNNING "PHILLIP" model. Welcome to The Uplands @ Riverview & explore your new surroundings filled with serene tree-lined ravines, walking trails & lush green space. Amazing floor plan featuring 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/siligranite sink, chimney hood fan, built-in microwave & pantry. Great room features electric fireplace w/mantle, shiplap detail & luxury vinyl plank flooring. Walk-thru mudroom via dble attached garage. Private ensuite is complimented by dual sinks, soaker tub & tiled shower. EXCEPTIONAL HOME built by EXCEPTIONAL BUILDER!



Built in 2025

### Essential Information

MLS® # E4427985

Price \$659,800

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,339                  |
| 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 | 82               |
| Zoning         | Zone 57          |

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Listing information last updated on June 18th, 2025 at 1:17pm MDT