

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's™ 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 | 4               |
| Zoning         | Zone 57         |

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Listing information last updated on June 28th, 2025 at 4:32am MDT