

Courtesy Of Dennis Frandsen Of PG Direct Realty Ltd.

## **\$1,199,000 - 20208 5 Avenue, Edmonton**

MLS® #E4436767

**\$1,199,000**

4 Bedroom, 3.50 Bathroom, 2,478 sqft

Single Family on 0.00 Acres

Riverview Area, Edmonton, AB

Visit REALTOR® website for additional info. CUSTOM GABLE-BUILT 2-storey home offers 2,477 sqft of elegant living space with 4 beds, 3.5 baths, triple car garage, exposed aggregate driveway, and gated entrance. A tiled foyer leads into a stunning living room with SOARING 18 FT CEILINGS and a graceful curved staircase. The main floor features hardwood and large format porcelain tile throughout, a cozy family room with fireplace & a NEWER KITCHEN with quartz countertops, induction stovetop, and updated appliances. Experience the peace of COUNTRY LIVING IN THE CITY on your FULLY FENCED ONE ACRE LOT with oversized shed backing onto the RIVER VALLEY ideal for watching wildlife. The PROFESSIONALLY FINISHED BASEMENT is added living space, including a bedroom, custom fireplace, built-in shelving, & a 3-piece bathroom with heated floors. Recent updates include two new furnaces, hwt, and newer shingles. Upstairs, the spacious primary suite features an UPDATED 5-piece ensuite. Truly a private sanctuary welcome home.

Built in 1999

### **Essential Information**

MLS® #	E4436767
Price	\$1,199,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,478
Acres	0.00
Year Built	1999
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	20208 5 Avenue
Area	Edmonton
Subdivision	Riverview Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 2P4

### Amenities

Amenities	Deck, Fire Pit, No Smoking Home, Vinyl Windows, See Remarks
Parking	Triple Garage Attached, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Washer, Window Coverings, See Remarks, Stove-Countertop Inductn
Heating	Forced Air-1, Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
----------	--------------

Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, River Valley View, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 15th, 2025
Days on Market	32
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 June 16th, 2025 at 7:02pm MDT