

## \$368,000 - 10804 20 Avenue, Edmonton

MLS® #E4453413

**\$368,000**

3 Bedroom, 2.00 Bathroom, 1,044 sqft

Single Family on 0.00 Acres

Keheewin, Edmonton, AB

Welcome to this beautiful four-level split in the mature community of Keheewin. The open-concept main floor features a kitchen that flows into a bright, airy eating area with large windows and abundant natural light. The upper level offers two spacious bedrooms and a full bathroom, while the lower level includes a third bedroom, another full bathroom, and a large recreation or family room for added living space. Central A/C keeps you cool during hot summer months. The generous lot features a fenced backyard with room to build a detached garage, while the front yard boasts a mature apple tree adding curb appeal and seasonal charm. Conveniently located near South Edmonton Common, the QE II Highway, and Anthony Henday Drive, this home is also within 1km of an elementary school, William Lutsky YMCA and Kinsmen Twin Arenas, Kaskitayo Park, two grocery stores and Century Park. Ideal as a starter home or investment property, it combines great space, a practical layout, and an excellent location.

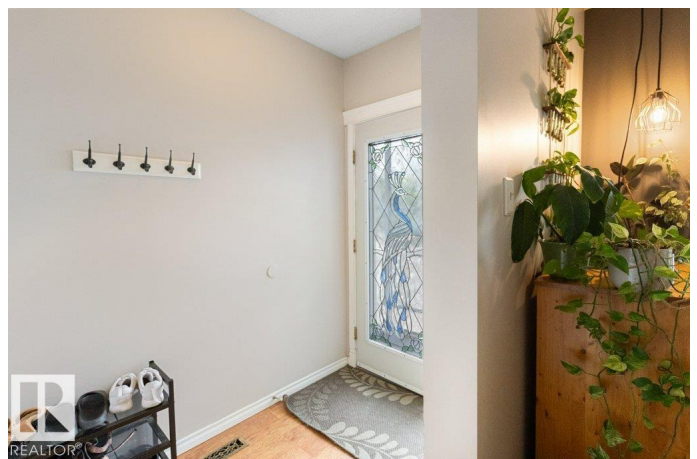
Built in 1986

### Essential Information

MLS® # E4453413

Price \$368,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,044                  |
| Acres          | 0.00                   |
| Year Built     | 1986                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 10804 20 Avenue |
| Area        | Edmonton        |
| Subdivision | Keheewin        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6J 5T3         |

### Amenities

|           |                                     |
|-----------|-------------------------------------|
| Amenities | On Street Parking, Air Conditioner  |
| Parking   | 2 Outdoor Stalls, Rear Drive Access |

### Interior

|              |                                                                                                                |
|--------------|----------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Freezer, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                      |
| Stories      | 4                                                                                                              |
| Has Basement | Yes                                                                                                            |
| Basement     | Full, Finished                                                                                                 |

### Exterior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                      |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                        |
| Construction      | Wood, Brick, Vinyl                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                      |

### Additional Information

Date Listed August 16th, 2025

Days on Market 2

Zoning Zone 16

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Listing information last updated on August 18th, 2025 at 9:47am MDT