

Courtesy Of Dennis Frandsen Of PG Direct Realty Ltd.

## \$1,070,000 - 20208 5 Avenue, Edmonton

MLS® #E4436767

**\$1,070,000**

4 Bedroom, 3.50 Bathroom, 2,478 sqft

Single Family on 0.00 Acres

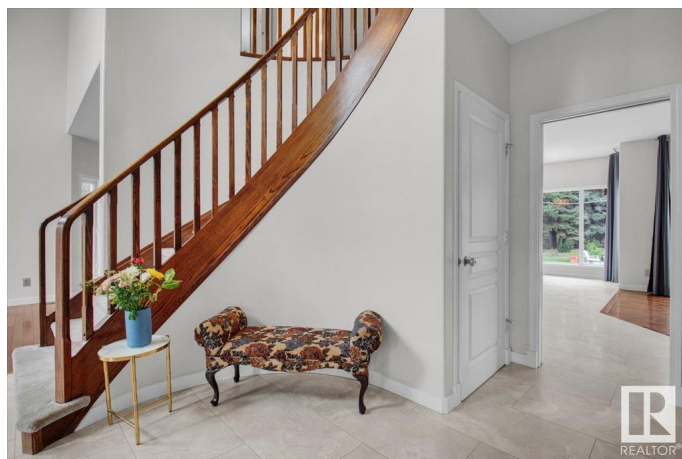
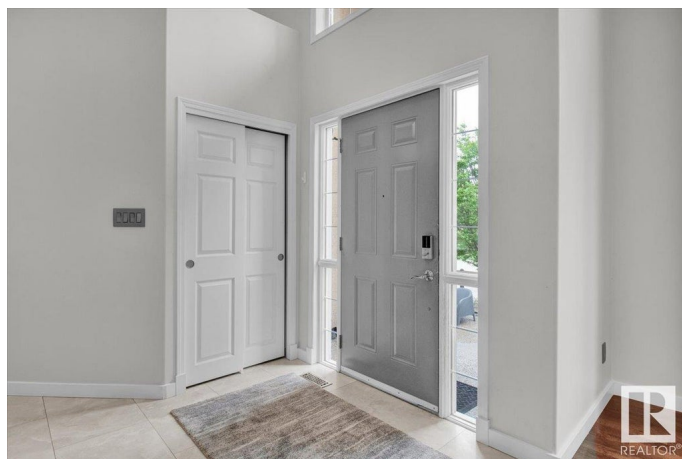
Riverview Area, Edmonton, AB

Visit REALTOR® website. CUSTOM GABLE-BUILT 2-storey home offers over 3200 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  | \$1,070,000 |



|                |                        |
|----------------|------------------------|
| 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 | 84             |
| Zoning         | Zone 57        |

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Listing information last updated on August 6th, 2025 at 10:32pm MDT