

## \$250,000 - 32 3812 20 Avenue, Edmonton

MLS® #E4450091

**\$250,000**

3 Bedroom, 1.50 Bathroom, 1,098 sqft

Condo / Townhouse on 0.00 Acres

Daly Grove, Edmonton, AB

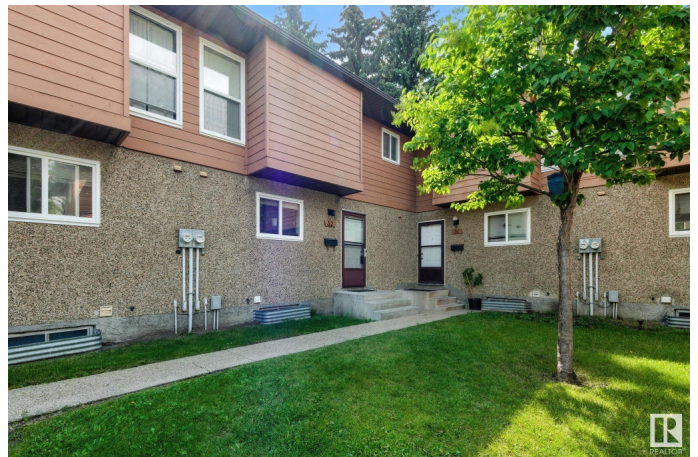
Modern & Move-In Ready Townhouse in Family-Friendly Daly Grove! Welcome to this beautifully updated 3-bedroom townhouse located in the heart of Daly Grove – a perfect home for first-time buyers, young families, or savvy investors! Ideally situated within walking distance to both public and Catholic elementary and junior high schools, this home offers convenience and community. Step inside to discover a bright, refreshed interior featuring newer flooring throughout, modern stainless steel appliances, and brand new carpet (July 2025). The open living and dining area creates a welcoming space for family time or entertaining guests. Enjoy the added peace of mind with recent upgrades including a 2024 Samsung washer and dryer, 2024 hot water tank, and an unfinished basement ready for your personal touch or extra storage. Located in a well-managed complex with an active condo board, this property boasts low condo fees and a healthy reserve fund – making it a smart, stress-free investment.

Built in 1980

### Essential Information

MLS® # E4450091

Price \$250,000



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,098
Acres	0.00
Year Built	1980
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	32 3812 20 Avenue
Area	Edmonton
Subdivision	Daly Grove
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 4B2

### Amenities

Amenities	Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Parking-Visitor
Parking Spaces	1
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stucco
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Exterior Features	Fenced, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**School Information**

Elementary	Daly Grove School
Middle	T D Baker School
High	W P Wagner School

**Additional Information**

Date Listed	July 28th, 2025
Days on Market	2
Zoning	Zone 29
Condo Fee	\$266

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Listing information last updated on July 30th, 2025 at 1:02pm MDT