

## \$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.

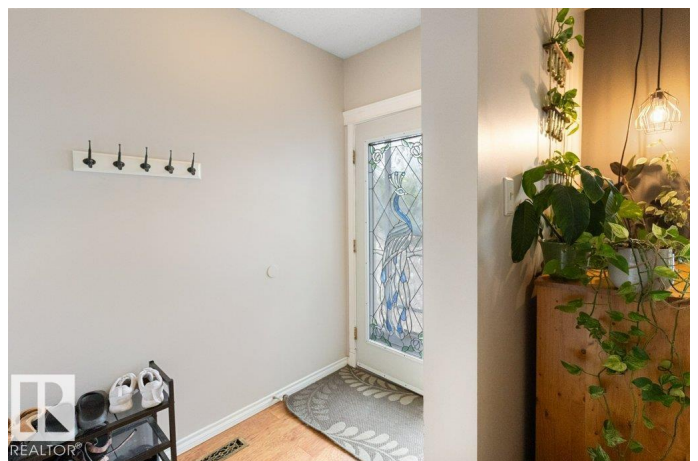
Built in 1986

### 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 1

Zoning Zone 16

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 August 17th, 2025 at 5:32pm MDT