

## \$539,000 - 3503 20 Street, Edmonton

MLS® #E4449778

**\$539,000**

4 Bedroom, 3.00 Bathroom, 1,544 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

Welcome to this stunning 2004 1,500 sq ft family home nestled on a quiet pie-shaped lot with beautiful landscaping and mature trees. With 4 spacious bedrooms and 3 full bathrooms, there's a room for everyone. The vaulted south-facing living room fills with natural light, creating a warm and inviting space to relax or entertain. The kitchen is a true showstopper, featuring custom cabinetry, a massive island, and plenty of room to gather. Step out onto the oversized deck, perfect for summer BBQs or peaceful morning coffee. The master suite is privately located above the garage, offering a serene retreat complete with a full ensuite and generous closet space. This home is loaded with thoughtful design, comfort, and style, all set on a beautifully treed back yard that adds privacy and charm. A perfect blend of functionality and curb appeal—this one checks all the boxes!

Built in 2004

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449778  |
| Price          | \$539,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,544     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2004                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bi-Level               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3503 20 Street |
| Area        | Edmonton       |
| Subdivision | Wild Rose      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 1Y2        |

### Amenities

|                |                                                                               |
|----------------|-------------------------------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home |
| Parking Spaces | 4                                                                             |
| Parking        | Double Garage Attached                                                        |

### Interior

|                   |                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                        |
| Appliances        | Dishwasher-Built-In, Dryer, Furniture Included, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                               |
| Stories           | 3                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                     |
| Basement          | Full, Finished                                                                                                                                                          |

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior          | Wood, Asphalt, Vinyl                                                                  |
| Exterior Features | Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No Back Lane, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                      |
| Construction      | Wood, Asphalt, Vinyl                                                                  |
| Foundation        | Concrete Perimeter                                                                    |

**Additional Information**

Date Listed                July 25th, 2025  
Days on Market        8  
Zoning                    Zone 30

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