

## \$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

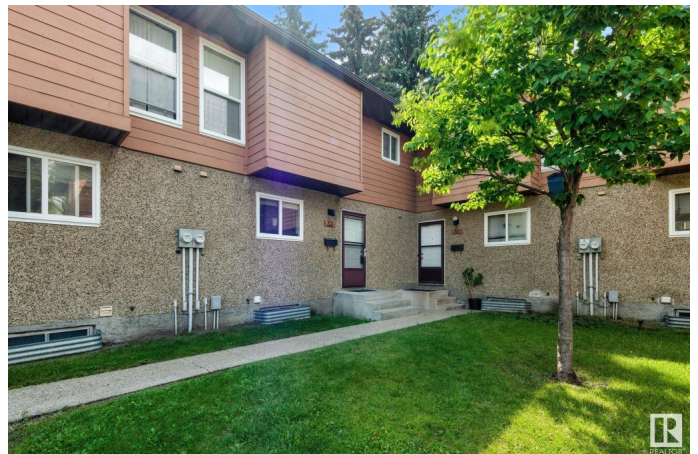
Modern & Move-In Ready Townhouse in Family-Friendly Daly Grove! Welcome to this beautifully updated 3-bedroom townhouse located in the heart of Daly Grove – a perfect home for first-time buyers, young families, or savvy investors! Ideally situated within walking distance to both public and Catholic elementary 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 |
|----------|--------------|

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| 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 | 12              |
| Zoning         | Zone 29         |
| Condo Fee      | \$266           |

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Listing information last updated on August 8th, 2025 at 11:17pm MDT