

## \$229,900 - 54 3812 20 Avenue, Edmonton

MLS® #E4450315

**\$229,900**

3 Bedroom, 1.50 Bathroom, 1,093 sqft

Condo / Townhouse on 0.00 Acres

Daly Grove, Edmonton, AB

UPDATED AND MOVE-IN READY in the heart of DALY GROVE! This 3 BEDROOM, 1.5 BATHROOM townhouse features a FULLY FINISHED BASEMENT and is located in a well-managed complex near schools, shopping, and the MILL WOODS TOWN CENTRE. Bright and functional layout with an EAT-IN KITCHEN and generous DINING AREA. The cozy living room offers a FIREPLACE and access to your PRIVATE BACKYARD—perfect for summer evenings! Upstairs you'll find a spacious PRIMARY BEDROOM, 2 more bedrooms, and a full BATH with a DOUBLE VANITY. Downstairs offers a LARGE REC ROOM, STORAGE area, and LAUNDRY ROOM. Assigned PARKING is steps from the unit, and the entire complex offers convenient access to transit, the LRT line, and the ANTHONY HENDAY. Affordable living in a family-friendly community—don't miss this opportunity!

Built in 1980

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4450315  |
| Price      | \$229,900 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,093             |
| Acres          | 0.00              |
| Year Built     | 1980              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 54 3812 20 Avenue |
| Area        | Edmonton          |
| Subdivision | Daly Grove        |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6L 4B2           |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | Off Street Parking, Parking-Visitor, Patio |
| Parking   | Stall                                      |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                        |
| Fireplace    | Yes                                                              |
| Fireplaces   | Mantel                                                           |
| Stories      | 3                                                                |
| Has Basement | Yes                                                              |
| Basement     | Full, Finished                                                   |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                               |
| Exterior Features | Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                           |
| Construction      | Wood, Stucco                                                               |
| Foundation        | Concrete Perimeter                                                         |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 29         |
| Condo Fee      | \$266           |

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Listing information last updated on August 2nd, 2025 at 9:47am MDT