

## \$449,900 - 14544 20 Street, Edmonton

MLS® #E4444875

**\$449,900**

4 Bedroom, 1.50 Bathroom, 1,239 sqft

Single Family on 0.00 Acres

Fraser, Edmonton, AB

ENJOY summer to the fullest in your new home with its 11,500 sq ft (1/4 acre) lot in the city! There is SO MUCH ROOM for the kids to run and play in the fully fenced yard with garden space, a 2 tiered deck, large shed, pond! The home has been lovingly cared for and has space for everyone, living room with cozy wood burning fireplace, dining area, an updated kitchen, new appliances and counters and updated half bath on the main floor. Upstairs are 3 great sized bedrooms and an updated bathroom! The fully finished basement has the 4th bedroom, rec room, laundry and utility area! The garage is heated, upgrades: roof 2013, windows, H/E furnace and A/C 2018, water tank and deck 2020, evestrough, soffits and fascia 2022! Extremely quiet location but so close to river valley trails, amenities, schools and shopping!

Built in 1980

### Essential Information

MLS® #	E4444875
Price	\$449,900
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,239



Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	14544 20 Street
Area	Edmonton
Subdivision	Fraser
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 1V7

### Amenities

Amenities	Air Conditioner, Deck
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            June 27th, 2025  
Days on Market      16  
Zoning                Zone 35

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Listing information last updated on July 13th, 2025 at 1:17am MDT