

Courtesy Of Michael Trache Of MaxWell Challenge Realty

## **\$1,499,000 - 20604 5 Avenue, Edmonton**

MLS® #E4429266

**\$1,499,000**

4 Bedroom, 4.00 Bathroom, 2,697 sqft  
Single Family on 1.00 Acres

Riverview Area, Edmonton, AB

Luxury Private Acreage Estate nestled within City Limits...just 5min from Anthony Henday and the Petroleum Golf & Country Club! This custom-built gem offers 4,398 sq.ft of total living space, a 1200 sq.ft. heated triple garage & 1 additional 16'x24' garage/shop. Step inside to impeccable craftsmanship, featuring a stunning curved staircase, a chef's gourmet kitchen, granite countertops & exquisite stone & tile detailing throughout. The home boasts in-floor heating on the main floor & basement, 2 furnaces, central AC & a wood fireplace. The primary suite is a true retreat, offering a 6pc ensuite with heated floors, a jetted tub & a separate shower. This home features a fully developed walkout basement including an in-law suite with a private entrance. The property borders a 1-acre pond and features beautiful landscaping with a huge stamped concrete patio, an impressive rock fountain, paved circular driveway, large garden area, fruit trees, and gorgeous flower beds. Schedule your private viewing today!

Built in 2005

### **Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | E4429266    |
| Price    | \$1,499,000 |
| Bedrooms | 4           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,697                  |
| Acres          | 1.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 20604 5 Avenue |
| Area        | Edmonton       |
| Subdivision | Riverview Area |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6M 2P4        |

### **Amenities**

|                |                                                                               |
|----------------|-------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Fire Pit, Patio, Skylight, Walkout Basement            |
| Parking Spaces | 15                                                                            |
| Parking        | Heated, Insulated, Over Sized, Single Garage Attached, Triple Garage Attached |

### **Interior**

|                   |                                                                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Stove-Countertop Electric, Stove-Electric, Washer, Wine/Beverage Cooler, Refrigerators-Two, Curtains and Blinds |
| Heating           | Forced Air-2, In Floor Heat System, Natural Gas, Water                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                            |
| Fireplaces        | Glass Door, Heatilator/Fan                                                                                                                                                                     |
| Stories           | 3                                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                                                                 |

### **Exterior**

|          |                     |
|----------|---------------------|
| Exterior | Wood, Stone, Stucco |
|----------|---------------------|

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Private Setting, Stream/Pond, Vegetable Garden |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Stone, Stucco                                                                               |
| Foundation        | Concrete Perimeter                                                                                |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 57         |

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Listing information last updated on April 7th, 2025 at 10:02am MDT