\$463,250 - 20704 42 Avenue, Edmonton

MLS® #E4444064

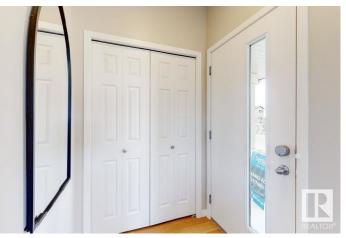
\$463,250

3 Bedroom, 2.50 Bathroom, 1,477 sqft Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Discover the Sansa Model, where refined aesthetics meet efficient living. With 9 ft. ceilings on the main and basement levels, a separate side entrance, and Luxury Vinyl Plank flooring throughout, the Sansa offers premium style from the ground up. The foyer features a coat closet and flows into a sunlit great room and open dining area, creating a welcoming atmosphere. The rear L-shaped kitchen boasts quartz counters, an island with flush eating ledge, Silgranit undermount sink, soft-close Thermofoil cabinets, and a spacious pantry. A rear entry leads to a discreet half bath and backyard, plus a parking pad with the option to add a detached two-car garage. Upstairs, enjoy a laundry area, a bright primary suite with walk-in closet and 3-piece ensuite with stand-up shower, plus two additional bedrooms with ample closet space and a full 3-piece bathroom. Brushed nickel fixtures, basement rough-in plumbing, and Sterling's new Signature Specification complete this well-designed home.







Built in 2025

Essential Information

| MLS® # | E4444064 |
|----------|-----------|
| Price | \$463,250 |
| Bedrooms | 3 |

| Bathrooms | 2.50 |
|----------------|------------------------|
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,477 |
| Acres | 0.00 |
| Year Built | 2025 |
| Туре | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| Address | 20704 42 Avenue |
|-------------|---------------------|
| Area | Edmonton |
| Subdivision | Edgemont (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6M 0R8 |

Amenities

| Amenities | Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, | | | | | |
|-----------|--|--|--|--|--|--|
| | Smart/Program. Thermostat, Television Connection, 9 ft. Basement | | | | | |
| | Ceiling | | | | | |
| B 11 | | | | | | |

Parking Parking Pad Cement/Paved, Rear Drive Access

Interior

| Interior Features | ensuite bathroom |
|-------------------|---------------------------|
| Appliances | None |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| Exterior | Wood, Vinyl | | | | | | | |
|-------------------|--|-------|----|---------|-------|------------|---------|--------|
| Exterior Features | Back | Lane, | No | Through | Road, | Playground | Nearby, | Public |
| | Transportation, Schools, Shopping Nearby | | | | | | | |
| Roof | Asphalt Shingles | | | | | | | |

ConstructionWood, VinylFoundationConcrete Perimeter

Additional Information

Date ListedJune 24th, 2025Days on Market72ZoningZone 57

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Listing information last updated on September 4th, 2025 at 12:32pm MDT