

## \$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 Sterlingâ€™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                   |
| Type           | 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 |
| 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   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2025 |
| Days on Market | 69              |
| Zoning         | Zone 57         |

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Listing information last updated on September 1st, 2025 at 12:47pm MDT