\$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.

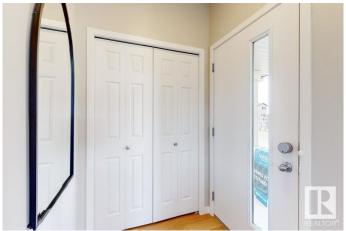
Built in 2025

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

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 73

Zoning Zone 57

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 5th, 2025 at 6:17pm MDT