# \$489,250 - 20704 42 Avenue, Edmonton

MLS® #E4444064

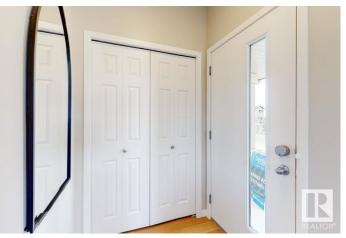
#### \$489,250

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	\$489,250
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 Market2ZoningZone 57

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Listing information last updated on June 26th, 2025 at 8:47am MDT