\$463,250 - 20704 42 Avenue, Edmonton

MLS® #E4444064

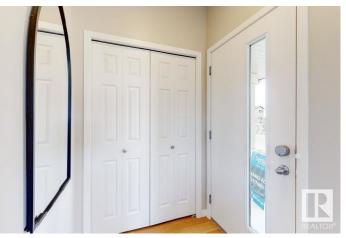
\$463,250

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 Market81ZoningZone 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 13th, 2025 at 3:17pm MDT