

\$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.

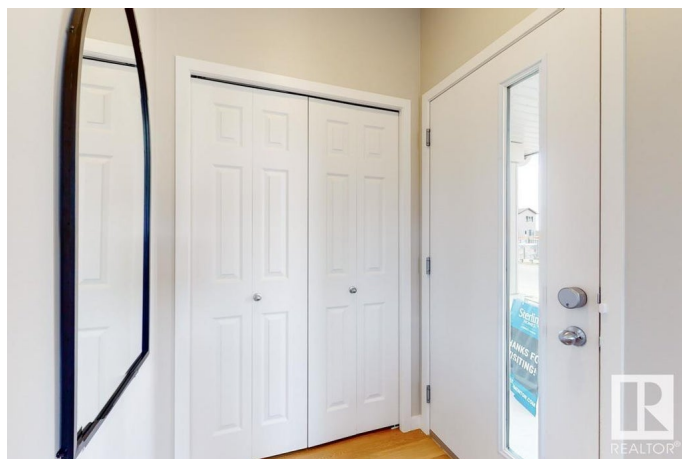
Built in 2025

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 | 70 |
| 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 2nd, 2025 at 2:17am MDT