

\$499,250 - 20604 42 Avenue, Edmonton

MLS® #E4444085

\$499,250

4 Bedroom, 3.00 Bathroom, 1,619 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Introducing the Sapphire, a 1615 sq ft gem that blends smart design with functional living. Enjoy 9' ceilings and durable Luxury Vinyl Plank flooring throughout the main floor. The stylish kitchen features quartz countertops, a full-height tile backsplash, a Silgranit undermount sink, flush island eating ledge, and over-the-range microwave. A spacious corner pantry adds convenience. A front-facing bedroom and full 3-piece bath with walk-in shower complete the main floor. Natural light floods the great room and nook through large windows, with easy backyard access via a centrally located garden door. Upstairs, unwind in the bonus room or the primary suite with walk-in closet and 3-piece ensuite with tub/shower combo. Two more bedrooms, a 3-piece bath, and a laundry closet for stackable units offer practicality and comfort. The Sapphire includes 9 ft. ceilings on the main and basement floors, a separate side entrance, black plumbing and lighting fixtures, and basement rough-in plumbing.

Built in 2025

Essential Information

MLS® # E4444085

Price \$499,250

Bedrooms 4



| | |
|----------------|------------------------|
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,619 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 20604 42 Avenue |
| Area | Edmonton |
| Subdivision | Edgemont (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6M 3E3 |

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 21

Zoning Zone 57

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