\$499,250 - 20604 42 Avenue, Edmonton

MLS® #E4444085

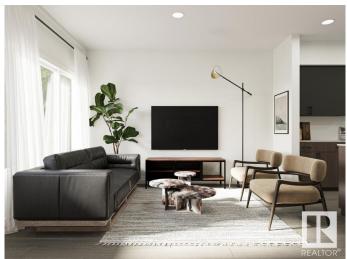
\$499,250

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
Туре	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. Ceiling	Thermostat,	Television	Connection,	9 ft.	Basement	

Parking	Parking Pad Cement/Paved, Rear Drive Access
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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
	Transp	Transportation, Schools, Shopping Nearby						
Roof	Aspha	Asphalt Shingles						
Construction	Wood,	Vinyl						

Additional Information

Date ListedJune 24th, 2025Days on Market74ZoningZone 57

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Listing information last updated on September 6th, 2025 at 8:17am MDT