

## \$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.

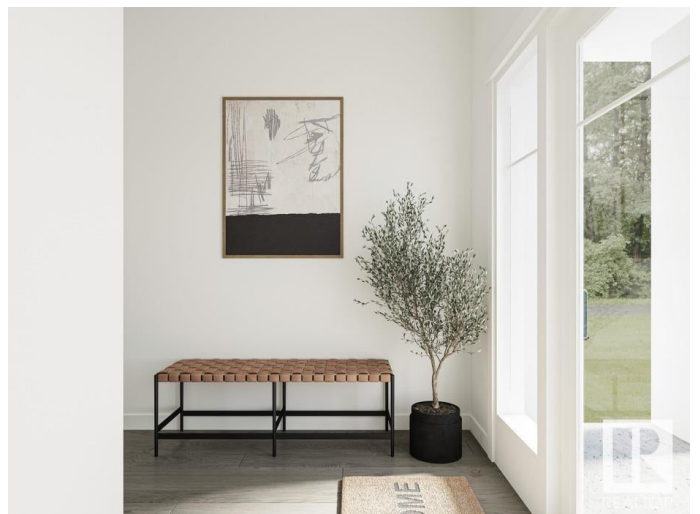
Built in 2025

### 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                74

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 5th, 2025 at 10:02pm MDT