

## \$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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