

## \$516,250 - 20612 42 Avenue, Edmonton

MLS® #E4443995

**\$516,250**

4 Bedroom, 3.00 Bathroom, 1,611 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Immerse yourself in the elegance and craftsmanship of The Sylvan. Luxury Vinyl Plank flooring flows through the main floor, starting at a welcoming foyer with a spacious walk-in coat closet. A cozy great room offers natural light from a large front window. The functional kitchen features quartz counters, a flush island eating ledge, Silgranit undermount sink, Thermofoil soft-close cabinets, an over-the-range microwave, and a tucked-away pantry. At the rear, a sunlit nook overlooks the quaint backyard and connects to a main floor bedroom, full 3-piece bath, and garden door to the yard. A rear parking pad offers the option to add a detached two-car garage. Upstairs, the bright primary suite includes a walk-in closet and 3-piece ensuite with tub/shower combo. Two more bedrooms, a 3-piece bath, and laundry closet complete the level. Brushed nickel fixtures, 9 ft. ceilings on main and basement levels, separate side entrance, and basement rough-in plumbing are all included.

Built in 2025

### Essential Information

MLS® # E4443995

Price \$516,250

Bedrooms 4

Bathrooms 3.00



Full Baths	3
Square Footage	1,611
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	20612 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	Playground Nearby, Public Transportation, Schools, Shopping Nearby, Private Park Access
Roof	Pine Shakes
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                June 24th, 2025  
Days on Market        7  
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 July 1st, 2025 at 6:32pm MDT