

## \$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        6  
Zoning                    Zone 57

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