

## \$389,998 - 20605 42 Avenue, Edmonton

MLS® #E4444204

**\$389,998**

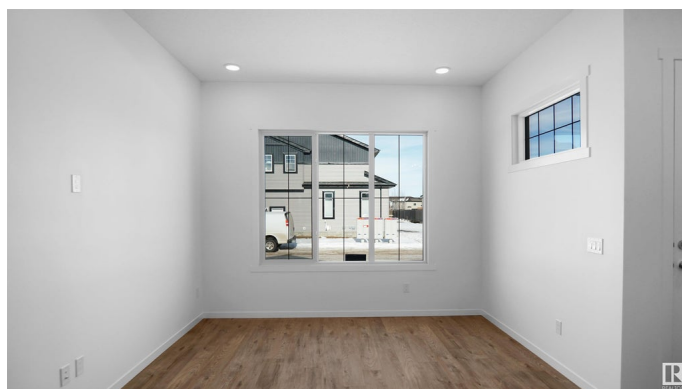
1 Bedroom, 1.50 Bathroom, 902 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

**NO CONDO FEES and AMAZING VALUE!**

You read that right welcome to this brand new townhouse unit the "Canmore" Built by StreetSide Developments and is located in one of Edmonton's newest premier communities of Edgemont. With just over 900 square Feet, front and back yard is landscaped, fully fenced , deck and a double detached garage, this opportunity is perfect for a young family or young couple. This bungalow comes complete with upgraded Vinyl plank flooring throughout the great room and the kitchen. Highlighted in your new kitchen are upgraded cabinets, upgraded counter tops and a tile back splash. This home has a large primary suite with a 3 piece ensuite. Perfect for a first time buyer or for a retired couple. \*\*\* Home is under construction and will be complete by July so the photos used are from the same style home by colors may vary \*\*\*



Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4444204  |
| Price      | \$389,998 |
| Bedrooms   | 1         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |

|                |                      |
|----------------|----------------------|
| Half Baths     | 1                    |
| Square Footage | 902                  |
| Acres          | 0.00                 |
| Year Built     | 2025                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | Bungalow             |
| Status         | Active               |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 20605 42 Avenue     |
| Area        | Edmonton            |
| Subdivision | Edgemont (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6M 0R8             |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | None, No Basement         |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

Date Listed June 24th, 2025

Days on Market 80

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 12th, 2025 at 4:02am MDT