

Courtesy Of Wally Karout Of Royal Lepage Arteam Realty

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

MLS® #E4444204

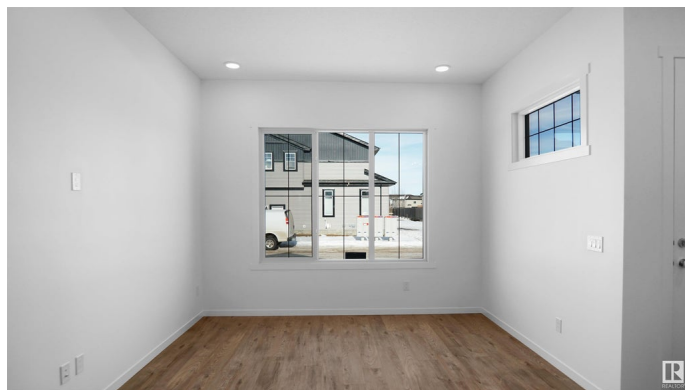
**\$389,998**

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 13

Zoning Zone 57

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Listing information last updated on July 7th, 2025 at 8:02am MDT