

## \$399,998 - 20609 42 Avenue, Edmonton

MLS® #E4444207

**\$399,998**

1 Bedroom, 1.50 Bathroom, 901 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 "Tofino". Built by StreetSide Developments and is located in one of Edmonton's newest premier communities of Edgemont. With 900 square Feet, front and back yard is landscaped, fully fenced and a double detached garage, this opportunity is perfect for a retired 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 4 piece ensuite and a den perfect for a home office or a spare bedroom. \*\*\* This home is under construction and will be complete by July the photos used are from a previously built home same model and colors may vary \*\*\*



Built in 2025

### Essential Information

MLS® #	E4444207
Price	\$399,998
Bedrooms	1
Bathrooms	1.50
Full Baths	1
Half Baths	1

Square Footage	901
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Residential Attached
Style	Bungalow
Status	Active

### Community Information

Address	20609 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 54

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 August 17th, 2025 at 8:02pm MDT