

# \$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 now move in ready !!!

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 | 65              |

Zoning

Zone 57

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Listing information last updated on August 28th, 2025 at 4:02pm MDT