

# \$569,888 - 20616 43 Avenue, Edmonton

MLS® #E4464094

## \$569,888

3 Bedroom, 2.50 Bathroom, 1,886 sqft  
Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Step into this fresh, thoughtfully designed home in Edgemont with a double attached garage. A welcoming, spacious foyer leads into a bright open floorplan that blends functionality and style throughout. The kitchen boasts 3cm granite counters, light wood-tone 42" cabinets, a water line to the fridge, and a walk-through pantry connecting to the mudroom. Upstairs, enjoy a central bonus room, dedicated office, laundry room, main bath, and 3 comfortable bedrooms. The primary suite offers a walk-in closet and a refined ensuite with double sinks. Under construction - tentative completion April 2026. \$3,000 towards appliances, hood fan and rough grading included. Photos from a previous build & may differ; interior colors are represented, upgrades may vary. RMS has been applied to the builder plan.

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4464094  |
| Price          | \$569,888 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,886     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 20616 43 Avenue     |
| Area        | Edmonton            |
| Subdivision | Edgemont (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6M 3E3             |

### Amenities

|           |                            |
|-----------|----------------------------|
| Amenities | Ceiling 9 ft., See Remarks |
| Parking   | Double Garage Attached     |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                  |
| Appliances        | Garage Control, Garage Opener, Hood Fan, Builder Appliance Credit |
| Heating           | Forced Air-1, Natural Gas                                         |
| Stories           | 2                                                                 |
| Has Basement      | Yes                                                               |
| Basement          | Full, Unfinished                                                  |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                           |
| Exterior Features | Airport Nearby, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                             |
| Construction      | Wood, Stone, Vinyl                           |
| Foundation        | Concrete Perimeter                           |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 29th, 2025 |
| Days on Market | 13                 |
| Zoning         | Zone 57            |

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Listing information last updated on November 11th, 2025 at 4:17pm MST