

# \$614,888 - 20612 43 Avenue, Edmonton

MLS® #E4464086

**\$614,888**

4 Bedroom, 2.50 Bathroom, 2,208 sqft  
Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Stunning new build in Edgemont offering thoughtful design, quality finishes, and room for your lifestyle to grow. Features a double attached garage, side entry, and basement rough-ins for future development. The main floor is designed for function and flow with a spacious foyer, enclosed den for work or quiet moments, and an open living area. The kitchen features a walk-through pantry, 3cm dual-toned quartz countertops, and timeless finishes, plus a convenient mudroom. Upstairs offers 4 bedrooms, a central bonus room, laundry room, and main bath. The primary suite includes a walk-in closet and ensuite with a relaxing soaker tub. A modern home built for comfort and everyday luxury. Under construction - tentative completion April 2026. 3K 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® #    | E4464086  |
| Price     | \$614,888 |
| Bedrooms  | 4         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,208                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 20612 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, No Back Lane, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                     |
| Construction      | Wood, Stone, Vinyl                                                   |
| Foundation        | Concrete Perimeter                                                   |

### Additional Information

Date Listed            October 29th, 2025

Days on Market      5

Zoning                Zone 57

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Listing information last updated on November 3rd, 2025 at 5:02pm MST