

## \$634,900 - 20604 43 Avenue, Edmonton

MLS® #E4426420

**\$634,900**

3 Bedroom, 2.50 Bathroom, 2,104 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Welcome home to the 'Sicily' in Edgemont Place by multi-award-winning builder, Rohit! This gorgeous 2-storey home located on a large pie lot features an open-concept plan, and the magazine-worthy "Neoclassical Revival" interior design. Enjoy the open concept living area with soaring ceilings and modern & natural finishings throughout. The kitchen is a chef's dream with massive quartz island, ample cabinetry & pantry. The adjacent dining is the perfect spot to host your dinner parties, a pocket office and a den round out the main floor! Primary bedroom on upper level is your own personal oasis with a 4pce ensuite & a wide walk-in closet. Two more bedrooms with a 4pce main bath, a bonus room and a laundry complete this level. This property has a front attached garage. Unbelievable proximity to commercial amenities, recreation facilities and schools! \*\*Property under construction. First 4 pictures are renderings of the "Neoclassical" interior and other photos show layout.



Built in 2025

### Essential Information

MLS® # E4426420

Price \$634,900

Bedrooms 3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,104
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	20604 43 Avenue
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 3E3

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Detectors Smoke, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      March 19th, 2025  
Days on Market                34  
Zoning                              Zone 57  
HOA Fees                         1  
HOA Fees Freq.                Annually

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Listing information last updated on April 21st, 2025 at 11:47pm MDT