

## \$474,900 - 20212 43 Avenue, Edmonton

MLS® #E4440077

**\$474,900**

3 Bedroom, 2.50 Bathroom, 1,578 sqft  
Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Check out this pristine condition duplex in Edgemont with CENTRAL A/C! This 1550+ sqft 2storey home is in "like-NEW" condition and features many upgrades! The main floor is an open concept - kitchen w/ GRANITE COUNTERTOPS, S/S APPLIANCES, island & breakfast bar, COZY STONE FACE MANTEL GAS FIREPLACE in the living room, and mudroom off the garage w/ a convenient walk-through pantry. PLENTY OF SPACE TO ENTERTAIN! Upstairs features the KINGSIZED Primary bedroom w/ large WALK-IN CLOSET and 4pc ensuite, 2 additional bedrooms, 4pc bathroom, UPSTAIRS LAUNDRY room, and a den/bonus room. Fully landscaped yard with plenty of space to let the dogs out, do gardening or just to hangout. Double attached garage. This is the perfect home for a family, investor or first time home buyer in a growing community with lots of amenities near by, public transportation, easy access to the Anthony Henday and short drive to WEM. Come have a look, this home shows 10/10!

Built in 2015

### Essential Information

MLS® #	E4440077
Price	\$474,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,578
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	20212 43 Avenue
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0R8

### Amenities

Amenities	On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplaces	Mantel, Stone Facing, See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Level Land, Public Transportation, Schools, Shopping Nearby, See Remarks
Lot Description	L:43.11ft, Frnt, 46.4ft
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 3rd, 2025
Days on Market	14
Zoning	Zone 57

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