

## \$474,900 - 20315 43 Avenue, Edmonton

MLS® #E4444609

**\$474,900**

3 Bedroom, 2.50 Bathroom, 1,557 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

**MUST SEE!** Over 1550 sq/ft 3 bedrooms and 2.5 bath with bonus room. Open concept main floor has a beautiful kitchen with ample cabinets, corner pantry, stainless steel appliances, large quartz countertop and huge dining and living area leading to a deck to the back of the house. Upstairs you can find bonus/second living room, a masterbed with 3 pc ensuite, another 4 pc bthroom and 2 more good size bedrooms and ensuite laundry room. Unfinished basement is spacious and bright for your future development. Located in one of the sought after communities in West Henday, this home is close to many amenities; school, park, shopping. Minutes drive from major highways; Anthony Henday, Whitemud Drive.

Built in 2015

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4444609  |
| Price          | \$474,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,557     |
| Acres          | 0.00      |
| Year Built     | 2015      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 20315 43 Avenue     |
| Area        | Edmonton            |
| Subdivision | Edgemont (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6M 0R8             |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Detectors Smoke  |
| Parking   | Single Garage Attached |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                             |
| Stories           | 2                                                                                                                     |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                      |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                     |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                |
| Construction      | Wood, Vinyl                                                                     |
| Foundation        | Concrete Perimeter                                                              |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 81              |
| Zoning         | Zone 57         |

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Listing information last updated on September 15th, 2025 at 7:02am MDT