\$638,000 - 10807 42a Avenue, Edmonton

MLS® #E4432344

\$638,000

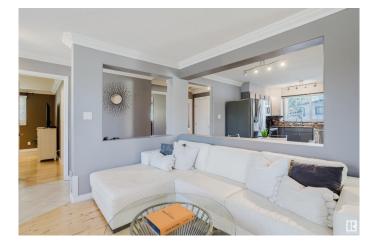
5 Bedroom, 2.50 Bathroom, 1,340 sqft Single Family on 0.00 Acres

Rideau Park (Edmonton), Edmonton, AB

THIS IS THE HOME YOU HAVE BEEN WAITING FOR! In the desired community of **RIDEAU PARK/NORTH DUGGAN, this** Outstanding 3+2 Bedroom Bungalow has been UPGRADED & is MOVE-IN ready! Built by Ace Lange, the home displays a MODERN look and features a bright, open plan that creates a true feeling of space. Recent UPGRADES include Triple Pane Windows, Roof Shingles, a Renovated Kitchen that opens to the Living Room, Hardwood/Tile Flooring, 2-NEWER furnaces, and a LARGE Master Bedroom with a New Ensuite. Other HIGHLIGHTS include a TYNDALL STONE Fireplace with a gas insert, New Blinds, the Main Bathroom is Disability Friendly, A/C, a BIG Rec. Room with a wood burning fireplace & wet bar, 2 additional bedrooms, a 2nd kitchen, plus a SEPARATE SIDE ENTRANCE! If you like being outside...YOU WILL LOVE THIS SOUTH FACING YARD with a Patio, Storage Shed and a GAZEBO that has a portable fire-pit and TV. In a GREAT community, you have access to desired Schools, Southgate Mall, and are in close proximity to the U of A & Downtown!







Built in 1973

Essential Information

| MLS® # | E4432344 |
|--------|-----------|
| Price | \$638,000 |

| Bedrooms | 5 |
|----------------|------------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,340 |
| Acres | 0.00 |
| Year Built | 1973 |
| Туре | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| Address | 10807 42a Avenue |
|-------------|------------------------|
| Area | Edmonton |
| Subdivision | Rideau Park (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6J 2P6 |
| | |

Amenities

| Amenities | Bar, Gazebo, No Animal Home, No Smoking Home, Parking-Extra, Patio |
|-----------|--|
| Parking | Double Garage Attached |

Interior

| Interior Features Appliances | ensuite bathroom Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Microwave, Storage Shed, Washer, Window Coverings, See Remarks, Refrigerators-Two, Stoves-Two |
|---------------------------------|--|
| Heating | Forced Air-2, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Stone Facing |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |
| Exterior | |
| Extorior | Wood Brick Stucco |

Exterior Wood, Brick, Stucco

| Exterior Features | Fenced, Golf Nearby, Landscaped, Schools, Shopping Nearby, Ski Hill Nearby |
|-------------------|--|
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| Date Listed | April 23rd, 2025 |
|----------------|------------------|
| Days on Market | 8 |
| Zoning | Zone 16 |

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Listing information last updated on April 30th, 2025 at 9:47pm MDT