

## \$698,000 - 620 42 Street, Edmonton

MLS® #E4433337

**\$698,000**

4 Bedroom, 2.50 Bathroom, 2,459 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

**\*BACKING ONTO PARK\*** This custom built East Facing 4-bedroom, 2.5-bathroom home backing onto playground, offers 2,459 sqft of thoughtfully designed living space. The main floor features a modern kitchen with a large pantry, a bright and open living and dining area leading to a huge backyard deck, a convenient MAIN FLOOR BEDROOM, and a half bathroom for guests. Upstairs, the luxurious master bedroom boasts a 5-piece ensuite, while two additional bedrooms share a full bathroom. A spacious bonus area adds versatility, perfect for a family room, home office, or entertainment space. The home also includes a double attached garage with 50 AMP charging port for electric cars. Additionally, a SEPERATE ENTRANCE leads to the unfinished basement, offering endless possibilities for future development. Donâ€™t miss this incredible opportunity in the Hills of Charlesworth.

Built in 2017

### Essential Information

MLS® #	E4433337
Price	\$698,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	2,459
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	620 42 Street
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2J2

### Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, Vacuum System-Roughed-In
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 29th, 2025
Days on Market	48
Zoning	Zone 53
HOA Fees	200
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 12:32pm MDT