

## \$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 | 2                |
| Zoning         | Zone 53          |
| HOA Fees       | 200              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on May 1st, 2025 at 12:47pm MDT