

## \$695,000 - 404 42 Street, Edmonton

MLS® #E4437316

**\$695,000**

4 Bedroom, 3.00 Bathroom, 2,129 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to this beautifully maintained 2-storey home in the desirable community of Charlesworth! Offering over 2,128 sq. ft. of above-grade living space, this 4-bedroom, 3-bathroom home is the perfect blend of comfort, style, and function. Ideal for multi-generational living or hosting guests, the main floor features a full bathroom and bedroom, along with an open-concept living space and a convenient spice kitchen for added culinary flexibility. Upstairs, you'll find a spacious bonus room and three additional bedrooms including a luxurious primary suite. The unfinished basement with a separate side entrance offers incredible potential for a future legal suite or customized development. Backing directly onto a serene park, this home provides privacy and peaceful views from your own backyard. Located in Southeast Edmonton, close to schools, shopping, and major commuter routes—this is one you won't want to miss!

Built in 2022

### Essential Information

MLS® #	E4437316
Price	\$695,000
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	2,129
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	404 42 Street
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2L7

### Amenities

Amenities	Ceiling 9 ft., Patio
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Stove-Gas, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 19th, 2025  
Days on Market      4  
Zoning                Zone 53

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