# \$724,999 - 620 42 Street, Edmonton

MLS® #E4426576

#### \$724,999

4 Bedroom, 2.50 Bathroom, 2,459 sqft Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

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. Don't miss this incredible opportunity in the Hills of Charlesworth.

Built in 2017

## **Essential Information**

MLS® # E4426576 Price \$724,999

1

Bedrooms 4

Bathrooms 2.50

Full Baths 2

Half Baths







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 Fenced, Landscaped, Playground Nearby, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed March 20th, 2025

Days on Market 16

Zoning Zone 53

HOA Fees 200

HOA Fees Freq. Annually

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