

## \$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	42
Zoning	Zone 53
HOA Fees	200
HOA Fees Freq.	Annually

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