

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

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MLS® #E4437316

**\$695,000**

4 Bedroom, 3.00 Bathroom, 2,129 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Step into this exceptionally maintained 2-storey gem in the sought-after community of Charlesworth! Boasting over 2,128 sq. ft. of above-grade space, this 4-bedroom, 3-bathroom home is thoughtfully designed for both comfort and versatility. Perfect for extended families or overnight guests, the main floor includes a bedroom and full bath, an open-concept layout, plus a spice kitchen that makes entertaining or everyday cooking a breeze. Upstairs offers a large bonus room and three well-sized bedrooms, including a stunning primary retreat. The separate side entrance to the unfinished basement opens the door to future income potential or personalized development. Backing onto a tranquil park, enjoy scenic views and extra privacy in your backyard oasis. Located in Southeast Edmonton near schools, shopping, and major roadways—this home checks every box!



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 39

Zoning Zone 53

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