

## \$774,800 - 220 42 Street, Edmonton

MLS® #E4447507

**\$774,800**

5 Bedroom, 3.00 Bathroom, 2,702 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Backing onto green space & pond â€” NO NEIGHBOURS AT THE BACK! Double car garage detached home || 5 BR, 3 Bath + Den + Bonus Room + Spice Kitchen + 2 Living Areas (Living & Family) || Main floor foyer opens to spacious living area & mudroom. Moving forward â€” open-to-above family room with electric fireplace, feature wall, indent ceiling, BIG windows with greenery view & tons of sunlight. Main kitchen with stainless steel appliances & centre island. Spacious spice kitchen with window. Dining nook with beautiful backyard view. Main floor full BR & full bath. Glass railing leads to upper-level bonus room. Den currently used as prayer room â€” can be used as office. Primary BR with indent ceiling, feature wall, W/I closet, ensuite & views of the pond. 3 more bedrooms with common 4-pc bath. Laundry on upper level. Enjoy privacy of a fully fenced backyard and the allure of a concrete deck. Enjoy outdoor time with nearby parks, playgrounds, and easy access to top-rated schools and shopping. Commuting is a breeze.

Built in 2022

### Essential Information

MLS® # E4447507

Price \$774,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,702                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 220 42 Street |
| Area        | Edmonton      |
| Subdivision | Charlesworth  |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 3A2       |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Ceiling 9 ft., 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Stove-Countertop Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                   |
| Stories           | 2                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                            |

### Exterior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                   |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                              |
| Construction      | Wood, Vinyl                                                                                                                   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 12th, 2025

Days on Market                39

Zoning                            Zone 53

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Listing information last updated on August 20th, 2025 at 12:47pm MDT