

## **\$699,800 - 620 42 Street, Edmonton**

MLS® #E4453704

**\$699,800**

4 Bedroom, 2.50 Bathroom, 2,387 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Beautiful Luxury 4-bedroom, 2.5-bathroom house with a nice yard, freshly upgraded, backing to green space. Main offers a comfy lifestyle to settle in this modern house built at the highest point of the prestigious Hills of Charlesworth. Main floor features a nice bedroom/ office and a bathroom, gourmet kitchen with a large pantry, granite counter tops, stainless steal appliances, stove-gas, built in micro waive, lots of room to sit and eat at kitchen counter- open bright living and dining area leading to a huge well built wooden deck with amazing view. Moving to upstairs you will find a great bonus room with big windows to the left side and a very spacious master suite along with 2 other good sized bdrms to the right side. There are 2 nicely designed bathrooms upstairs which are a 5-piece ensuite, while two additional bedrooms share the full bathroom. This home also includes a 240V/40 amp circuit in garage for charging port for electric cars. Basement has a SEPERATE ENTRANCE for future developments.

Built in 2017

### **Essential Information**

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Price \$699,800



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,387
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, See Remarks, Vacuum System-Roughed-In
Parking	See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
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	August 19th, 2025
Zoning	Zone 53
HOA Fees	200
HOA Fees Freq.	Annually

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Listing information last updated on August 19th, 2025 at 5:32pm MDT