

## \$849,900 - 328 42 Street, Edmonton

MLS® #E4422796

**\$849,900**

7 Bedroom, 5.00 Bathroom, 2,632 sqft

Single Family on 0.00 Acres

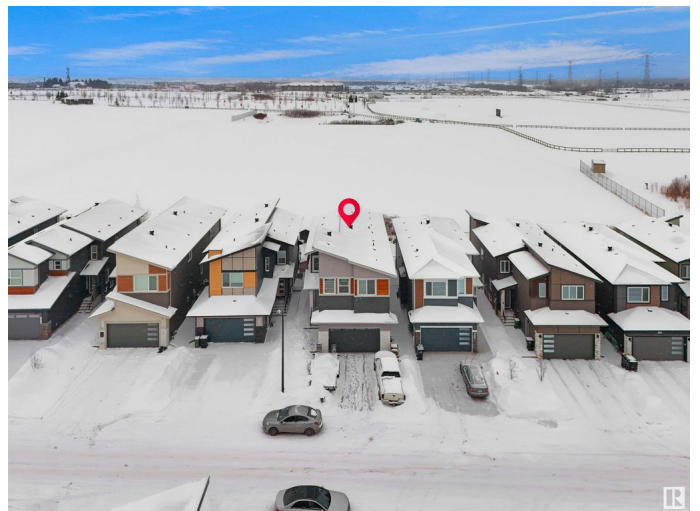
Charlesworth, Edmonton, AB

East facing 2600 sqft house backing to green space in The Hills at Charlesworth READY FOR POSSESSION NOW!! Modern Elevation at the front and fully upgraded interior with the tiles, maple railing with glass insert, quartz countertop, 9 Ft ceilings on all levels. This house is an open to above concept in family room at the back, living room at the entry, full bath on main floor, a spice kitchen and den on main floor. Second floor has bonus room, 3 bedrooms including 2 master bedrooms. Upgraded full length kitchen with built in wine rack, 60-inch electric fireplace, indent ceilings with rope light insert are some other eye-catching features of this house.

Built in 2022

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4422796               |
| Price          | \$849,900              |
| Bedrooms       | 7                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 5                      |
| Square Footage | 2,632                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 328 42 Street |
| Area        | Edmonton      |
| Subdivision | Charlesworth  |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 2L7       |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Ceiling 9 ft., Closet Organizers, Deck, Hot Water Tankless, Vinyl Windows |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Hood Fan, Oven-Built-In, Stove-Electric, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Insert  |
| Stories           | 3   |
| Has Suite         | Yes   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Backs Onto Park/Trees, Landscaped, No Back Lane, Playground Nearby, Shopping Nearby, Partially Fenced |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 24th, 2025 |
| Days on Market | 90                  |
| Zoning         | Zone 53             |
| HOA Fees       | 150                 |
| HOA Fees Freq. | Annually            |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 25th, 2025 at 5:47pm MDT