

## \$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                10

Zoning                            Zone 53

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 July 21st, 2025 at 11:47pm MDT