

## **\$674,500 - 620 42 Street, Edmonton**

MLS® #E4453704

### **\$674,500**

4 Bedroom, 2.50 Bathroom, 2,387 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

DOLCE VITA BUILT HOME with 4bdrms, 2.5-bathrms 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 wave, 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**

MLS® # E4453704

Price \$674,500



|                |                        |
|----------------|------------------------|
| 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 |
| Days on Market | 25                |
| Zoning         | Zone 53           |
| HOA Fees       | 200               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on September 13th, 2025 at 9:47am MDT