

## \$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	120
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 June 24th, 2025 at 6:17pm MDT