

## **\$759,000 - 315 42 Street, Edmonton**

MLS® #E4452003

**\$759,000**

4 Bedroom, 3.00 Bathroom, 2,423 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Fully Upgraded 2423 SQFT Built by SINGH BUILDERS which is a very RARE FIND. Welcome to this beautifully designed home with Luxury Main floor TILES, a SIDE ENTRANCE, TWO LIVING AREAS, one OPEN TO BELOW living room features a DROP CEILING, another Living area feature an ELECTRIC FIREPLACE and a CUSTOM FEATURE WALL. The modern kitchen is equipped with stainless steel appliances, a central island, EXTENDED KTCHEN and sleek finishes, while the SPICE KITCHEN offers additional prep space with a window for ventilation. The main floor bed and full bathroom complete this level. Upstairs, the bonus room features an INDENT CEILING with LED lighting and ANOTHER FIREPLACE. The primary bedroom also includes an LED-INTEND ceiling, walk-in closet, and a well-appointed 5-piece ensuite. Two more bedrooms share a 3-piece bathroom and the laundry is conveniently located on the upper level. Prime location close to parks, playgrounds, schools, and shopping routes. FULLY EQUIPPED with all the upgrades, you just name them.

Built in 2022

### **Essential Information**

MLS® #

E4452003



|                |                        |
|----------------|------------------------|
| Price          | \$759,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,423                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 315 42 Street |
| Area        | Edmonton      |
| Subdivision | Charlesworth  |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 3A2       |

### Amenities

|           |                                                                                           |
|-----------|-------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, See Remarks, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                    |

### Interior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Countertop Electric, Stove-Gas, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                  |
| Fireplaces        | Insert                                                                                                                                               |
| Stories           | 2                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                  |
| Basement          | Full, Unfinished                                                                                                                                     |

### Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior          | Wood, Vinyl                                          |
| Exterior Features | Fenced, Landscaped, Play<br>Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                     |
| Construction      | Wood, Vinyl                                          |
| Foundation        | Concrete Perimeter                                   |



**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 8                |
| Zoning         | Zone 53          |

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Listing information last updated on August 16th, 2025 at 1:32am MDT