

\$437,900 - 13220 42 Street, Edmonton

MLS® #E4427191

\$437,900

4 Bedroom, 2.50 Bathroom, 1,223 sqft
Single Family on 0.00 Acres

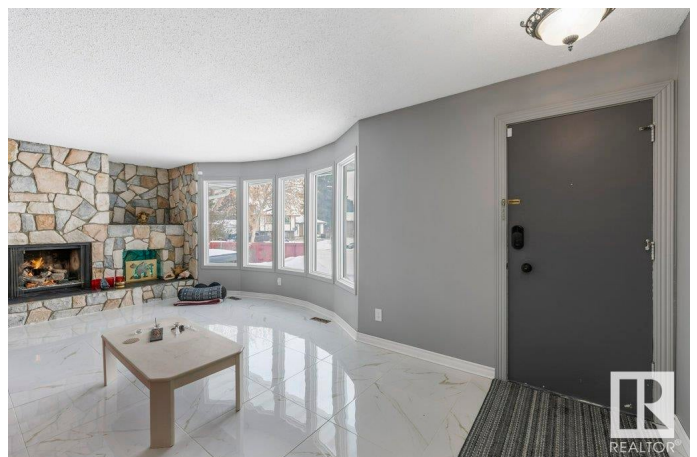
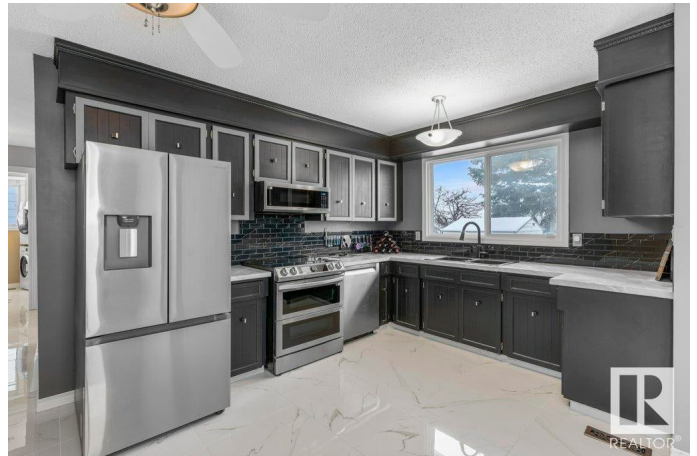
Sifton Park, Edmonton, AB

CUL-DE-SAC LOCATION BACKING ONTO PARK/SCHOOL. Great Location!! This beautifully renovated 3+1 bedroom bungalow offers modern upgrades and exceptional convenience. Featuring sleek porcelain flooring throughout the main floor and an updated kitchen with newer appliances, this home is truly move-in ready. The fully finished basement includes an additional bedroom, 3-piece bath, family room, and storage room, making it an ideal in-law suite. Enjoy peace of mind with a brand-new roof and 2017 hot water tank. The heated oversized double detached garage provides ample space for vehicles, storage, or a workshop. Nestled in a private cul-de-sac and backing onto a park, this home is perfect for families, with schools and scenic walking trails just steps away. Don't miss this fantastic opportunity!

Built in 1975

Essential Information

MLS® #	E4427191
Price	\$437,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,223



Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	13220 42 Street
Area	Edmonton
Subdivision	Sifton Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 2B5

Amenities

Amenities	Fire Pit, Wet Bar
Parking	Double Garage Detached, Heated, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Window Coverings, Dryer-Two, Washers-Two, Garage Heater, Hot Tub, Wet Bar
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Metal
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal

Foundation Concrete Perimeter

School Information

Elementary Sifton School

Middle John D. Bracco

High Eastglen

Additional Information

Date Listed March 24th, 2025

Days on Market 11

Zoning Zone 35

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 April 4th, 2025 at 7:02am MDT