

# **\$638,000 - 10807 42a Avenue, Edmonton**

MLS® #E4432344

**\$638,000**

5 Bedroom, 2.50 Bathroom, 1,340 sqft

Single Family on 0.00 Acres

Rideau Park (Edmonton), Edmonton, AB

THIS IS THE HOME YOU HAVE BEEN WAITING FOR! In the desired community of RIDEAU PARK/NORTH DUGGAN, this Outstanding 3+2 Bedroom Bungalow has been UPGRADED & is MOVE-IN ready! Built by Ace Lange, the home displays a MODERN look and features a bright, open plan that creates a true feeling of space. Recent UPGRADES include Triple Pane Windows, Roof Shingles, a Renovated Kitchen that opens to the Living Room, Hardwood/Tile Flooring, 2-NEWER furnaces, and a LARGE Master Bedroom with a New Ensuite. Other HIGHLIGHTS include a TYNDALL STONE Fireplace with a gas insert, New Blinds, the Main Bathroom is Disability Friendly, A/C, a BIG Rec. Room with a wood burning fireplace & wet bar, 2 additional bedrooms, a 2nd kitchen, plus a SEPARATE SIDE ENTRANCE! If you like being outside...YOU WILL LOVE THIS SOUTH FACING YARD with a Patio, Storage Shed and a GAZEBO that has a portable fire-pit and TV. In a GREAT community, you have access to desired Schools, Southgate Mall, and are in close proximity to the U of A & Downtown!

Built in 1973

## **Essential Information**

MLS® # E4432344

Price \$638,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,340                  |
| Acres          | 0.00                   |
| Year Built     | 1973                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 10807 42a Avenue       |
| Area        | Edmonton               |
| Subdivision | Rideau Park (Edmonton) |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6J 2P6                |

### Amenities

|           |  |
|-----------|--|
| Amenities | Bar, Gazebo, No Animal Home, No Smoking Home, Parking-Extra, Patio |
| Parking   | Double Garage Attached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Microwave, Storage Shed, Washer, Window Coverings, See Remarks, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-2, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Stone Facing   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Brick, Stucco |
|----------|---------------------|

|                   |  |
|-------------------|--|
| Exterior Features | Fenced, Golf Nearby, Landscaped, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Stucco  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 8                |
| Zoning         | Zone 16          |

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Listing information last updated on May 1st, 2025 at 9:02pm MDT