

## \$719,000 - 431 42 Street, Edmonton

MLS® #E4459228

**\$719,000**

6 Bedroom, 3.00 Bathroom, 2,044 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to this beautifully upgraded family home located in the highly sought-after community of Charlesworth in South Edmonton! Featuring 4 bedrooms, 3 bathrooms, and a separate side entrance to the basement, this home offers plenty of space and flexibility to suit any lifestyle. The open-concept main floor showcases a chef-inspired kitchen with a convenient walk-through pantry, while the upper level includes a bright and spacious bonus room along with 3 generously sized bedrooms-including a peaceful primary suite retreat. Outside, enjoy the double attached garage and a professionally landscaped backyard, perfect for relaxing or entertaining. Legal Basement suite for extra income.

Built in 2022

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4459228  |
| Price          | \$719,000 |
| Bedrooms       | 6         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,044     |
| Acres          | 0.00      |
| Year Built     | 2022      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 431 42 Street |
| Area        | Edmonton      |
| Subdivision | Charlesworth  |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 2L7       |

### Amenities

|           |                                                            |
|-----------|------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                                     |

### Interior

|                   |                                           |
|-------------------|-------------------------------------------|
| Interior Features | ensuite bathroom                          |
| Appliances        | Dryer, Oven-Microwave, Washer, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                 |
| Stories           | 3                                         |
| Has Suite         | Yes                                       |
| Has Basement      | Yes                                       |
| Basement          | Full, Finished                            |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                     |
| Exterior Features | Airport Nearby, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                |
| Construction      | Wood, Vinyl                                                                     |
| Foundation        | Concrete Perimeter                                                              |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 5                    |
| Zoning         | Zone 53              |

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Listing information last updated on September 29th, 2025 at 9:02pm MDT