

## \$599,000 - 11424 42 Avenue, Edmonton

MLS® #E4434354

**\$599,000**

3 Bedroom, 2.00 Bathroom, 1,304 sqft

Single Family on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

Wow! a 1300 sqft™ fully renovated 3 bedroom bungalow on a quiet street, with 3 piece ensuite and main floor laundry. New kitchen, new kitchen appliances, new bathrooms, new LED potlights throughout, new flooring, new triple pane windows, new shingles, new soffit and fascia, new Hardie Plank Siding, new driveway and sidewalks, newly sodded lawn. Attic has newly upgraded insulation and entire huge basement has been insulated and finished with new drywall and paint. Other great features include an oversized double garage and the property sits on a big lot. The location has recently had new street paving, sidewalks, street lights and was even fortunate enough to get a newly paved alley last summer. Walking distance to several schools, restaurants, shopping and public transport. A great walking community. Seller is licensed realtor in Province of Alberta

Built in 1966

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4434354  |
| Price          | \$599,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,304     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1966                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 11424 42 Avenue          |
| Area        | Edmonton                 |
| Subdivision | Royal Gardens (Edmonton) |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6J 0W3                  |

### Amenities

|           |   |
|-----------|---|
| Amenities | Hot Water Natural Gas, Insulation-Upgraded, No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Stove-Electric, Washer, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco, Hardie Board Siding   |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Public Swimming Pool, Schools |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco, Hardie Board Siding   |
| Foundation        | Concrete Perimeter  |

### School Information

|            |                           |
|------------|---------------------------|
| Elementary | Greenfield, St Stanislaus |
|------------|---------------------------|

|        |                            |
|--------|----------------------------|
| Middle | Vernon Barford             |
| High   | LouStLaurent, Harry Ainlay |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 3rd, 2025 |
| Days on Market | 20            |
| Zoning         | Zone 16       |

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Listing information last updated on May 23rd, 2025 at 12:17am MDT