

Courtesy Of Erin Holowach Of ComFree

## \$419,999 - 11826 42 Street, Edmonton

MLS® #E4428273

**\$419,999**

3 Bedroom, 2.00 Bathroom, 880 sqft  
Single Family on 0.00 Acres

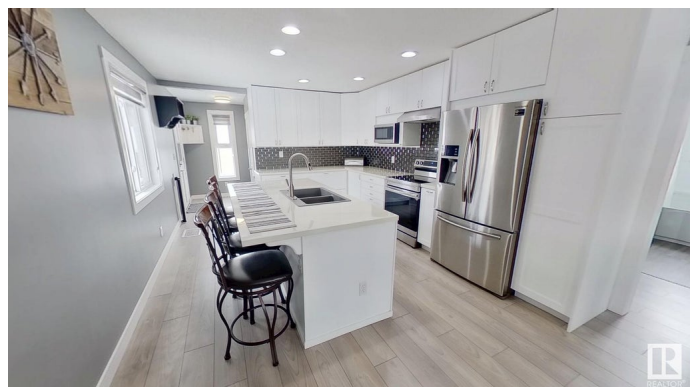
Beacon Heights, Edmonton, AB

Thus fully renovated home boasts a new roof, overhangs, soffit, and eaves (2015), plus new flooring and blackout blinds throughout. The kitchen features new cabinets and epoxy countertops, complemented by newer stainless appliances. The master suite with ensuite is in the basement, and the home includes central AC and on-demand water (2024). Enjoy outdoor living with a new composite front deck with roof and soffit, a 12x12 deck with gazebo, a 10x22 covered patio, and a new side deck with steps and roof. The yard is fully fenced with a 16â€™™ RV gate, RV parking, two sheds, and a mature apple tree. Additional highlights include a hot tub in an enclosed 10x18 outbuilding, an epoxy garage floor, a new concrete driveway (2023), and a pond with a waterfall. A 12x18 office adds extra workspace. Located in a family-friendly neighborhood, and furniture is optional!

Built in 1953

### Essential Information

MLS® #	E4428273
Price	\$419,999
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	880
Acres	0.00
Year Built	1953
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	11826 42 Street
Area	Edmonton
Subdivision	Beacon Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 2N4

### **Amenities**

Amenities	Hot Tub, Hot Water Tankless, Patio, R.V. Storage
Parking Spaces	4
Parking	2 Outdoor Stalls, Double Garage Detached, Front/Rear Drive Access

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Stone
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Schools, Shopping Nearby, Stream/Pond, Subdividable Lot
Roof	Asphalt Shingles
Construction	Wood, Brick, Stone

Foundation           Block

### **Additional Information**

Date Listed           March 31st, 2025

Days on Market      3

Zoning                Zone 23

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 3rd, 2025 at 11:32am MDT