

## \$380,000 - 12207 42 Street, Edmonton

MLS® #E4441516

**\$380,000**

3 Bedroom, 2.00 Bathroom, 807 sqft

Single Family on 0.00 Acres

Bergman, Edmonton, AB

This beautifully renovated bungalow is the perfect blend of modern updates and functional design. Located on a quiet cul-de-sac, this fully finished home offers 3 bedrooms (2 up, 1 down), a separate side entrance, and a second kitchen in the basement—ideal for extended family or guests. Enjoy a private backyard, single detached garage, and a location that puts you close to schools, shopping, parks, golf, and transit. Whether you're a first-time buyer, investor, or downsizer, this turnkey home offers unbeatable value and convenience. Goods to also include are the wood shed, fire pit w/grate, compost bin and rain barrel.

Built in 1964

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4441516               |
| Price          | \$380,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 807                    |
| Acres          | 0.00                   |
| Year Built     | 1964                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12207 42 Street |
| Area        | Edmonton        |
| Subdivision | Bergman         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 2P2         |

### Amenities

|           |  |
|-----------|--|
| Amenities | Fire Pit, Hot Water Natural Gas, Patio, Vinyl Windows, See Remarks |
| Parking   | Single Garage Detached   |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, See Remarks |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | Beacon Heights          |
| Middle     | Highlands Junior High   |
| High       | Eastglen Composite High |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 7               |

## 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 June 17th, 2025 at 11:17am MDT