

# \$437,900 - 13220 42 Street, Edmonton

MLS® #E4427191

**\$437,900**

4 Bedroom, 2.50 Bathroom, 1,223 sqft  
Single Family on 0.00 Acres

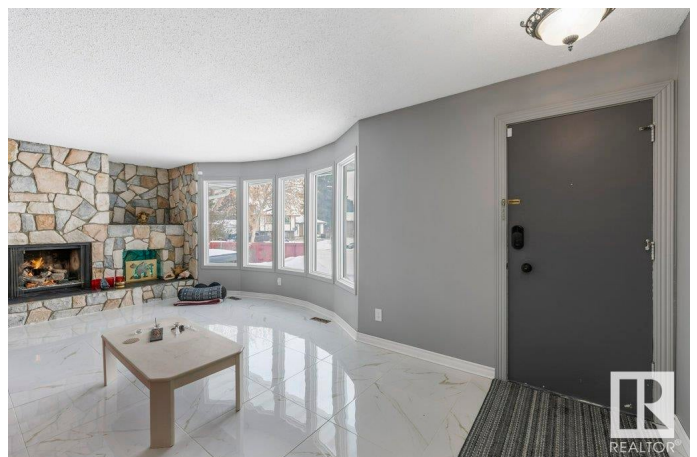
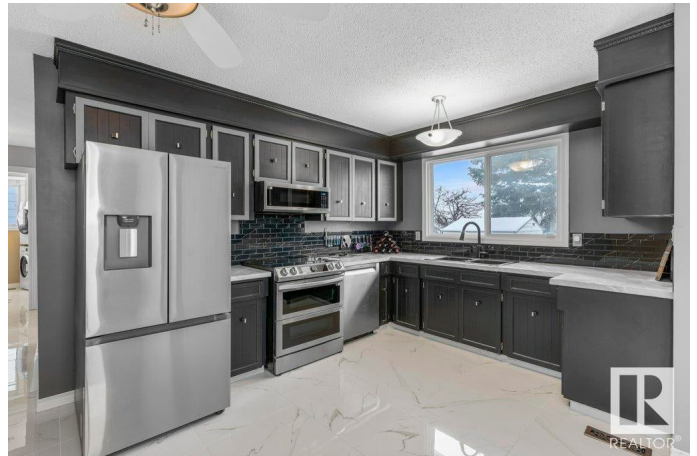
Sifton Park, Edmonton, AB

CUL-DE-SAC LOCATION BACKING ONTO PARK/SCHOOL. Great Location!! This beautifully renovated 3+1 bedroom bungalow offers modern upgrades and exceptional convenience. Featuring sleek porcelain flooring throughout the main floor and an updated kitchen with newer appliances, this home is truly move-in ready. The fully finished basement includes an additional bedroom, 3-piece bath, family room, and storage room, making it an ideal in-law suite. Enjoy peace of mind with a brand-new roof and 2017 hot water tank. The heated oversized double detached garage provides ample space for vehicles, storage, or a workshop. Nestled in a private cul-de-sac and backing onto a park, this home is perfect for families, with schools and scenic walking trails just steps away. Don't miss this fantastic opportunity!

Built in 1975

## Essential Information

MLS® #	E4427191
Price	\$437,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,223



Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	13220 42 Street
Area	Edmonton
Subdivision	Sifton Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 2B5

### **Amenities**

Amenities	Fire Pit, Wet Bar
Parking	Double Garage Detached, Heated, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Window Coverings, Dryer-Two, Washers-Two, Garage Heater, Hot Tub, Wet Bar
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Metal
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal

Foundation            Concrete Perimeter

### **School Information**

Elementary            Sifton School  
Middle                 John D. Bracco  
High                    Eastglen

### **Additional Information**

Date Listed            March 24th, 2025  
Days on Market      13  
Zoning                 Zone 35

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Listing information last updated on April 6th, 2025 at 4:32am MDT