

## \$638,000 - 10807 42a Avenue, Edmonton

MLS® #E4432344

**\$638,000**

5 Bedroom, 2.50 Bathroom, 1,340 sqft

Single Family on 0.00 Acres

Rideau Park (Edmonton), Edmonton, AB

THIS IS THE HOME YOU HAVE BEEN WAITING FOR! In the desired community of RIDEAU PARK/NORTH DUGGAN, this Outstanding 3+2 Bedroom Bungalow has been UPGRADED & is MOVE-IN ready! Built by Ace Lange, the home displays a MODERN look and features a bright, open plan that creates a true feeling of space. Recent UPGRADES include Triple Pane Windows, Roof Shingles, a Renovated Kitchen that opens to the Living Room, Hardwood/Tile Flooring, 2-NEWER furnaces, and a LARGE Master Bedroom with a New Ensuite. Other HIGHLIGHTS include a TYNDALL STONE Fireplace with a gas insert, New Blinds, the Main Bathroom is Disability Friendly, A/C, a BIG Rec. Room with a wood burning fireplace & wet bar, 2 additional bedrooms, a 2nd kitchen, plus a SEPARATE SIDE ENTRANCE! If you like being outside...YOU WILL LOVE THIS SOUTH FACING YARD with a Patio, Storage Shed and a GAZEBO that has a portable fire-pit and TV. In a GREAT community, you have access to desired Schools, Southgate Mall, and are in close proximity to the U of A & Downtown!

Built in 1973

### Essential Information

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Price \$638,000



Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,340
Acres	0.00
Year Built	1973
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	10807 42a Avenue
Area	Edmonton
Subdivision	Rideau Park (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 2P6

### Amenities

Amenities	Bar, Gazebo, No Animal Home, No Smoking Home, Parking-Extra, Patio
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Microwave, Storage Shed, Washer, Window Coverings, See Remarks, Refrigerators-Two, Stoves-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Stucco
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Exterior Features	Fenced, Golf Nearby, Landscaped, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 23rd, 2025
Days on Market	7
Zoning	Zone 16

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Listing information last updated on April 30th, 2025 at 6:32am MDT