

\$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

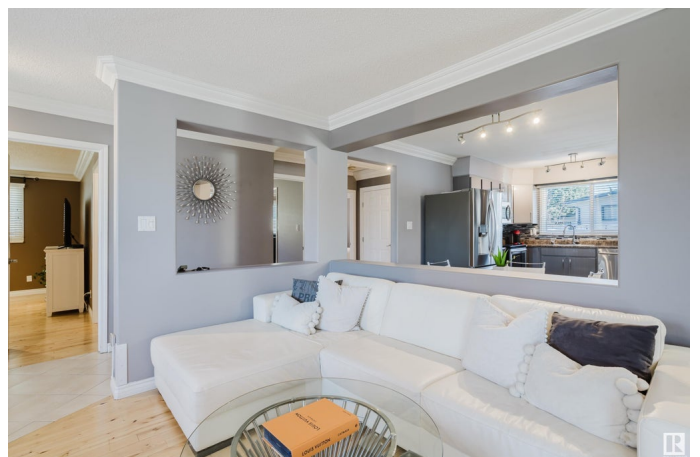
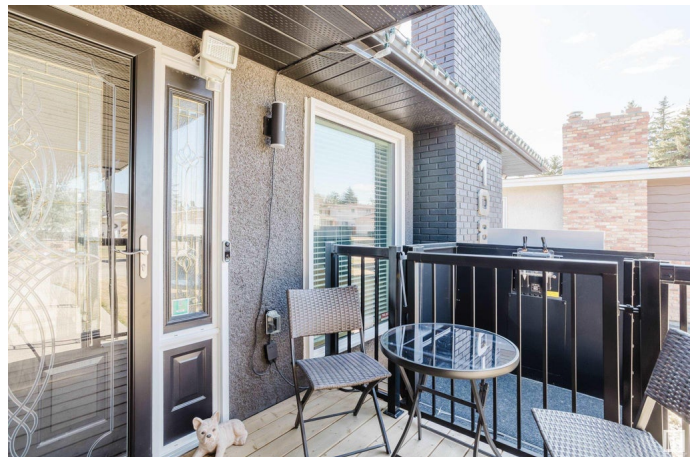
THIS IS THE HOME YOU HAVE BEEN WAITING FOR! In the desired community of RIDEAU PARK/NORTH DUGGAN, this Outstanding 3+2 Bedroom Bungalow has been UPGRADED & is MOVE-IN ready! Built by Ace Lange, the home displays a MODERN look and features a bright, open plan that creates a true feeling of space. Recent 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

MLS® # E4432344

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
----------	---------------------

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	2
Zoning	Zone 16

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 25th, 2025 at 5:32pm MDT