

## \$599,000 - 11424 42 Avenue, Edmonton

MLS® #E4434354

**\$599,000**

3 Bedroom, 2.00 Bathroom, 1,304 sqft

Single Family on 0.00 Acres

Royal Gardens (Edmonton), Edmonton, AB

Wow! a 1300 sqft™ fully renovated 3 bedroom bungalow on a quiet street, with 3 piece ensuite and main floor laundry. New kitchen, new kitchen appliances, new bathrooms, new LED potlights throughout, new flooring, new triple pane windows, new shingles, new soffit and fascia, new Hardie Plank Siding, new driveway and sidewalks, newly sodded lawn. Attic has newly upgraded insulation and entire huge basement has been insulated and finished with new drywall and paint. Other great features include an oversized double garage and the property sits on a big lot. The location has recently had new street paving, sidewalks, street lights and was even fortunate enough to get a newly paved alley last summer. Walking distance to several schools, restaurants, shopping and public transport. A great walking community. Seller is licensed realtor in Province of Alberta

Built in 1966

### Essential Information

MLS® #	E4434354
Price	\$599,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,304



Acres	0.00
Year Built	1966
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	11424 42 Avenue
Area	Edmonton
Subdivision	Royal Gardens (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 0W3

### Amenities

Amenities	Hot Water Natural Gas, Insulation-Upgraded, No Animal Home, No Smoking Home
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Stove-Electric, Washer, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stucco, Hardie Board Siding
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Public Swimming Pool, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco, Hardie Board Siding
Foundation	Concrete Perimeter

### School Information

Elementary	Greenfield, St Stanislaus
------------	---------------------------

Middle	Vernon Barford
High	LouStLaurent, Harry Ainlay

### **Additional Information**

Date Listed	May 3rd, 2025
Days on Market	11
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 May 14th, 2025 at 10:17am MDT