

## \$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 12:32pm MDT