

## \$609,900 - 10820 42a Avenue, Edmonton

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MLS® #E4459901

**\$609,900**

4 Bedroom, 3.50 Bathroom, 2,002 sqft

Single Family on 0.00 Acres

Rideau Park (Edmonton), Edmonton, AB

This is the one! Perfect family home that has been meticulously cared for by a single owner since 1987. 2000 sq ft, 4 bedrooms above grade, 4 bathrooms, double attached garage, fully finished basement and a beautiful backyard. Watch the kids play in the backyard from the kitchen through your oversized window above the sink. Perfect indoor/outdoor transition as you go from sitting in your informal living room and out the patio doors to relax on your brand new covered deck. The yard is in perfect condition and fully fenced. Upstairs features 3 large bedrooms, a 4 piece bathroom, and a primary bedroom with recently updated ensuite; including a walk in tiled shower, trendy floor and full sized vanity with quartz countertop. Fully finished basement complete with an extra room, 3 piece bathroom, SAUNA in great condition and a bonus family room. Vinyl windows, one furnace replaced, hwt (2023), 1 gas and 1 woodburning fireplace. The scrupulous attention to detail will not go unnoticed in this house!

Built in 1973

### Essential Information

MLS® # E4459901

Price \$609,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,002                  |
| Acres          | 0.00                   |
| Year Built     | 1973                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 10820 42a Avenue       |
| Area        | Edmonton               |
| Subdivision | Rideau Park (Edmonton) |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6J 2P7                |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Vinyl Windows    |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Garburator, Refrigerator, Stove-Electric, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                        |
| Fireplaces        | Masonry                                                                                                                                                    |
| Stories           | 3                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                                             |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Metal |
|----------|--------------------|

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Fenced, Flat Site, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                                                              |
| Construction      | Wood, Brick, Metal                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                            |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 28th, 2025 |
| Days on Market | 16                   |
| Zoning         | Zone 16              |

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Listing information last updated on October 14th, 2025 at 4:02am MDT