

## **\$399,900 - 12216 42 Street, Edmonton**

MLS® #E4425540

**\$399,900**

4 Bedroom, 2.00 Bathroom, 1,072 sqft  
Single Family on 0.00 Acres

Bergman, Edmonton, AB

Welcome to the mature quiet tree lined neighborhood of Bergman. This well maintained home is great for the first home buyers. Close to 1100 SqFt. 4 bedrooms 2 full bathrooms bungalow. Freshly painted main floor, custom build solid oak kitchen cabinets with newer appliances. Basement is fully finished with separate entrance family room 4th bedrom and full bathroom offering a suite potential. Shingles are 3 years old, 100-amp service. Huge and sunny west facing backyard with RV parking and covered deck. 26x24 Detached oversized double garage is heated, 220 wired with own sub panel. Excellent cul-de-sac location that is close to schools, shopping, public transportation, restaurants, cafes, medical, River Valley, Rundle Park, Yellowhead Trail, Anthony Henday Drive the Edmonton Ring Road and plenty of other amenities. Make this your perfect family home or investment property. Motivated seller !

Built in 1963

### **Essential Information**

MLS® #	E4425540
Price	\$399,900
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,072
Acres	0.00
Year Built	1963
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	12216 42 Street
Area	Edmonton
Subdivision	Bergman
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 2P1

### Amenities

Amenities	Deck, Detectors Smoke
Parking	Double Garage Detached, Over Sized

### Interior

Appliances	Dryer, Refrigerator, Stove-Electric, Washer
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, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

### Additional Information

Date Listed	March 13th, 2025
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Days on Market 49

Zoning Zone 23

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