

## \$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 |
|-------------|------------------|

Days on Market 36

Zoning Zone 23

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