Courtesy Of Clare Packer Of RE/MAX Excellence

$699,800 - 3940 42 Street, Edmonton

MLS® #E4447885

$699,800
5 Bedroom, 3.50 Bathroom, 2,002 sqft
Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Welcome to this stunning, high quality home in Kiniski Gardens, built by Homexx. This property offers a one of a kind location on the lake with no public access, and a white sand beach. The beautiful backyard boasts a cedar pergola and two large decks. It underwent an extensive renovation (Opulence by Design) in 2012 and features Versace tile, Ceramiche Gardenia Nero and Orchidea from Italy throughout the bathrooms & fireplaces. The main floor has a spacious eat in kitchen, family room with a fireplace, formal sitting room, dining room, and 2 piece bathroom. The upper level has 3 bedrooms and a 3 piece bathroom. The spacious primary bedroom has two walk in closets, a fireplace, and separated by frosted glass doors is a 4 piece bathroom with a jacuzzi bathtub. The walkout basement features two bedrooms, walk in closets, laundry room, a family room with walk out and lake views, and a 4 piece bathroom. This is truly a spectacular home which is situated on a one of a kind location, and it will not last long.

Built in 1998

Essential Information

MLS® #	E4447885
Price	$699,800
Bedrooms	5

Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,002
Acres	0.00
Year Built	1998
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3940 42 Street
Area	Edmonton
Subdivision	Kiniski Gardens
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 7C4

Amenities

Amenities	Air Conditioner, Deck
Parking	Double Garage Attached
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Lake, Lake Access Property

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 15th, 2025
Days on Market	19
Zoning	Zone 29

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