# \$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.



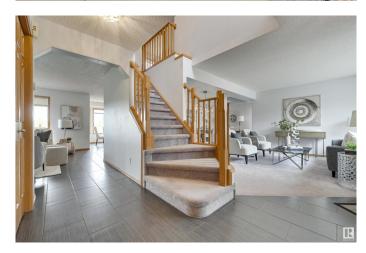
#### **Essential Information**

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 12

Zoning Zone 29

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 July 27th, 2025 at 1:02am MDT