

\$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 | 16 |
| Zoning | Zone 29 |

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