

## \$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 2 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	11
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 26th, 2025 at 10:47am MDT