

Courtesy Of Logan Patterson Of Logic Realty

## **\$549,990 - 15639 42 Street Nw, Edmonton**

MLS® #E4231096

### **\$549,990**

4 Bedroom, 4.00 Bathroom, 2,173 sqft  
Single Family on 0.10 Acres

Brintnell, Edmonton, AB

Your future 2-storey home features a finished walkout basement and lake view. With 3,000+ sqft of finished living space, the spacious and functional floorplan includes 4 bedrooms and 3.5 baths. Central A/C and Hunter Douglas blinds keep things comfortable year-round. Built-in speakers are controlled by the Nuvo whole home audio system. The main floor has hardwood throughout, a modern kitchen with maple cabinets and stainless steel appliances, dining nook, living room with fireplace, lifestyle room and half bath. East facing windows and an upper deck let you take in the lake views. Upstairs has a spacious master bedroom with walk-in closet and 4pc ensuite including jet tub. The bonus room comes with built-in surround sound speakers. Two additional bedrooms and a bathroom complete the upstairs. The basement has granite floors with in-floor heating, a generously sized bedroom and a bathroom with a luxurious walk-in shower. A fireplace, fountains, wet bar, sauna & hot tub make this an entertainer's dream.

Built in 2007

### **Essential Information**

MLS® #	E4231096
Price	\$549,990
Bedrooms	4



Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,173
Acres	0.10
Year Built	2007
Type	Single Family
Sub-Type	Residential Detached Single Family
Style	2 Storey
Status	ACTIVE
Zone	Zone 03

### Community Information

Address	15639 42 Street Nw
Area	Edmonton
Subdivision	Brintnell
City	Edmonton
County	ALBERTA
State	AB
Zip Code	T5Y 0C9

### Amenities

Features	Air Conditioner, Bar, Closet Organizers, Deck, Detectors Smoke, Porch, Hot Tub, Lake Privileges, Patio, Sauna; Swirlpool; Steam, Vaulted Ceiling, Vinyl Windows, Walkout Basement, Wet Bar
Parking	Double Garage Attached
# of Garages	2
Is Waterfront	Yes

### Interior

Interior	Carpet, Engineered Wood, Non-Ceramic Tile
Interior Features	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Window Coverings, Hot Tub
Heating	Forced Air-1
Fireplace	Yes
Fireplaces	Gas, Tile Surround
# of Stories	3
Has Basement	Yes

Basement Full, Fully Finished, Walkout

## **Exterior**

Exterior Vinyl

Exterior Features Backs Onto Lake, Fenced, Lake Access Property, Landscaped, No Back Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Sloping Lot, Stream/Pond, View Lake, Water Front

Roof Asphalt Shingles

Construction Wood Frame

Foundation Concrete

## **School Information**

Elementary Donald Massey

Middle Balwin

High M.E. LaZerte

## **Additional Information**

Date Listed March 4th, 2021

Zoning RSL

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Listing information last updated on June 20th, 2021 at 12:16pm MDT