

Courtesy Of Sara Trenn Of Century 21 Masters

## \$514,900 - 423 39 Street, Edmonton

MLS® #E4427676

**\$514,900**

3 Bedroom, 2.50 Bathroom, 2,033 sqft  
Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

STUNNING, FULLY UPGRADED & EXCEPTIONALLY WELL-MAINTAINED 3 Storey home built by 2025 'Builder of the Year' Cantiro Homes. Offering a modern & innovative design, with 3 finished floors with floor to ceiling windows & over 2000 sq.ft of functional living space, this bright 3 bedroom & 2.5 bath home is situated in the award winning community of The Hills at Charlesworth. Upgrades include A/C, HEATED oversized attached garage, HUNTER DOUGLAS BLINDS, UPGRADED APPLIANCES & light fixtures, fireplace, the list goes on. On the ground level is a spacious family room & access to your double garage & front fenced in yard. The open concept main level is flooded with natural light & features 9 ft ceilings, a gorgeous two tone chef's kitchen with ample cabinetry & countertop space & overlooks the large living & dining space & expansive outdoor lounge. The 3rd level is complete with a king size primary bedroom with W/I closet & 3pc ensuite, centre bonus room, 2 additional bedrooms, 4pc bath & laundry.

Built in 2021

### Essential Information

MLS® # E4427676

Price \$514,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,033                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 3 Storey               |
| Status         | Active                 |

### **Community Information**

|             |               |
|-------------|---------------|
| Address     | 423 39 Street |
| Area        | Edmonton      |
| Subdivision | Charlesworth  |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 2X9       |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck       |
| Parking   | Double Garage Attached, Heated, Over Sized |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-2, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Fenced, Landscaped, Low Maintenance Landscape, No Through Road, Picnic Area, Playground Nearby, Public Transportation, |

|              |                          |
|--------------|--------------------------|
|              | Schools, Shopping Nearby |
| Roof         | Asphalt Shingles         |
| Construction | Wood, Vinyl              |
| Foundation   | Concrete Perimeter       |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 12               |
| Zoning         | Zone 53          |
| HOA Fees       | 200              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on April 7th, 2025 at 10:17pm MDT