

## \$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	23
Zoning	Zone 53
HOA Fees	200
HOA Fees Freq.	Annually

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 April 19th, 2025 at 3:47pm MDT