

## \$514,900 - 439 39 Street, Edmonton

MLS® #E4415154

**\$514,900**

3 Bedroom, 2.50 Bathroom, 2,045 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

STUNNING, FULLY UPGRADED & IMPECCABLY MAINTAINED 3-storey home by 2025â€™s Builder of the Yearâ€™ Cantiro Homes! With 3 finished floors and over 2000 sq.ft. of functional space, this 3 bed, 2.5 bath gem in The Hills at Charlesworth blends modern style with comfort. The open-concept main floor features 9' ceilings, floor-to-ceiling windows, and a gourmet two-tone kitchen with quartz countertops, soft-close cabinetry, upgraded appliances, and designer lighting. The spacious living and dining areas open to an expansive outdoor lounge, perfect for entertaining or relaxing. On the ground level, enjoy a large family room, oversized double garage, front fenced yard, and easy entry. The top level offers a king-sized primary suite with walk-in closet and 3pc ensuite, plus a central bonus room, two more bedrooms, a 4pc bath, and convenient laundry. Upgrades include A/C and more. Steps from scenic trails, playgrounds, skating ribbon, and shopsâ€™this is more than a home; itâ€™s a lifestyle upgrade for your family.

Built in 2021

### Essential Information

MLS® # E4415154

Price \$514,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,045                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 3 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 439 39 Street |
| Area        | Edmonton      |
| Subdivision | Charlesworth  |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 2X9       |

### Amenities

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                         |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Countertop Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | ELLERSLIE CAMPUS SCHOOL    |
| Middle     | ELLERSLIE CAMPUS SCHOOL    |
| High       | ELDER DR. FRANCIS WHISKEYJ |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | December 1st, 2024 |
| Days on Market | 163                |
| Zoning         | Zone 53            |
| HOA Fees       | 200                |
| HOA Fees Freq. | Annually           |

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Listing information last updated on May 12th, 2025 at 11:32pm MDT