

## \$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

Welcome to a home where family life meets community living in one of Edmonton's most sought-after neighbourhoods. This modern 3-bedroom home is designed with young families in mind. Gather & Connect. The open-concept main floor boasts 9ft ceilings and floor-to-ceiling windows, flooding the space with natural light. A gourmet kitchen with quartz countertops and soft-close cabinetry makes meal prep a joy, whether you're cooking for the family. Space for Everyone. Upstairs bonus room is perfect for family movie nights or a kids' play area. The main-floor flex room makes an ideal home office, gym, or creative space. Community at Your Doorstep. Enjoy a playground, scenic walking trails, lush gardens, and a one-of-a-kind skating ribbon. A disc golf course and sports fields are nearby, plus grocery stores, restaurants, and coffee shops are just a short walk away. This is more than a home, it's a place to grow, connect, and make memories. If you're a busy family looking to upsize, this is the perfect home for you.

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	124
Zoning	Zone 53
HOA Fees	200
HOA Fees Freq.	Annually

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