

## \$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

Experience luxury living in this modern 3-storey home by award-winning CANTIRO Homes â€” 2025â€™s Builder of the Year! Located in The Hills at Charlesworth, this 3-bedroom, 2.5-bathroom home offers over 2,000 sq.ft of beautifully upgraded space with air conditioning and an oversized double garage. The main floor features 9â€™ ceilings, floor-to-ceiling windows, and a stunning two-tone kitchen with quartz countertops, soft-close cabinets, and premium appliances. The spacious living/dining area flows to a massive outdoor lounge â€” ideal for entertaining. Upstairs, enjoy a king-sized primary suite with walk-in closet and ensuite, plus 2 bedrooms, full bathroom, a central bonus room, and convenient laundry. The ground level includes a large flex/family room, private fenced yard, and easy access entry. Surrounded by trails, playgrounds, a skating ribbon, and shops â€” this stylish, low-maintenance home is the perfect upgrade for professionals or families!

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                196  
Zoning                            Zone 53  
HOA Fees                        200  
HOA Fees Freq.                Annually

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