

Courtesy Of Erick S Yip and Sue Gaudin Of RE/MAX Elite

## \$539,900 - 439 39 Street, Edmonton

MLS® #E4415154

**\$539,900**

3 Bedroom, 2.50 Bathroom, 2,045 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

**BETTER THAN NEW | 3 BEDROOMS | 2 1/2 BATHROOMS | BONUS ROOM | QUARTZ COUNTER TOPS | AIR CONDITIONED | 9' CEILINGS | DOUBLE GARAGE | UPSTAIRS LAUNDRY | MASSIVE BALCONY | 2045 SQ FT** Experience the pinnacle of modern living in this stunning 3-bedroom, 2 1/2 bathroom home in an award-winning community. The design seamlessly blends comfort with elegance, featuring 9-foot ceilings and floor-to-ceiling windows that flood the space with natural light. The gourmet kitchen, with quartz countertops and soft-close cabinets, is perfect for both entertaining and daily meals. A versatile upstairs bonus room ideal for relaxing or watching a movie. Main floor has a massive den/flex room for a home office or gym. Step outside to a low-maintenance yard, or enjoy the community's solar-powered playground, lush gardens, and unique skating ribbon. For active lifestyles, a disc golf course is nearby, and with grocery stores, restaurants, & coffee shops just a short walk away. Perfect for the busy family looking to upsize!

Built in 2021

### Essential Information

MLS® # E4415154

Price \$539,900



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	102
Zoning	Zone 53
HOA Fees	200
HOA Fees Freq.	Annually

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