

# \$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

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 4th, 2025 at 7:47pm MDT