

## \$513,800 - 439 39 Street, Edmonton

MLS® #E4447708

**\$513,800**

3 Bedroom, 2.50 Bathroom, 2,045 sqft

Single Family on 0.00 Acres

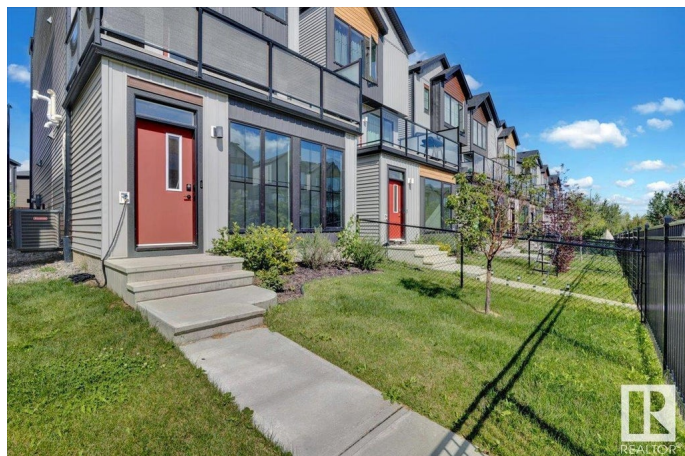
Charlesworth, Edmonton, AB

Modern Luxury Meets Everyday Comfort. Upgraded & Air-Conditioned, Built by Cantiro, This beautifully upgraded 3-bedroom, 2.5-bath home offers over 2,045 sq ft of stylish, functional living in an award-winning community. Soaring 9' ceilings and floor-to-ceiling windows fill the space with natural light. The gourmet kitchen features quartz countertops and soft-close cabinets—perfect for cooking and entertaining. A spacious flex room on the main floor is ideal for a home office or gym, while the upstairs bonus room provides extra space to relax. Enjoy the ease of upstairs laundry, a massive balcony, and a low-maintenance yard. Stay cool with central A/C. Steps to walking trails, a skating ribbon, disc golf, and nearby shops, cafes, and groceries—perfect for the modern family!

Built in 2021

### Essential Information

MLS® #	E4447708
Price	\$513,800
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 Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Countertop Gas, 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 Transportation, Schools, Shopping Nearby
Roof	Clay Tile
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 11th, 2025
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Days on Market	4
Zoning	Zone 53
HOA Fees	200
HOA Fees Freq.	Annually

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Listing information last updated on July 15th, 2025 at 8:02am MDT