

## \$511,900 - 451 39 Street, Edmonton

MLS® #E4450298

**\$511,900**

3 Bedroom, 2.50 Bathroom, 1,950 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to this stylish and move-in ready 3-bedroom, 2.5-bathroom home nestled in one of SW Edmonton's most sought-after newest communities of Charlesworth.

Thoughtfully designed with clean lines, contemporary finishes, and plenty of natural light, this home offers the perfect blend of comfort and modern luxury. The chef's kitchen features granite counters, modern cabinetry, stainless steel appliances, large island with seating, and a full pantry. The main living area is an open concept with modern flooring and large windows for a bright open feel. On the upper level you'll find the primary suite with a 5 piece ensuite, walk in closet, 2 more beds, and laundry. On the ground level the den room is perfect for a home office, gym, playroom, or guest area. This home is perfectly located near parks, schools, shops, and restaurants, It's perfect for families, professionals, or anyone looking to enjoy the benefits of a growing, vibrant neighborhood with modern infrastructure and a strong sense of community.

Built in 2021

### Essential Information

MLS® # E4450298

Price \$511,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,950
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Storey
Status	Active

### Community Information

Address	451 39 Street
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2X9

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows
Parking	Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Shopping Nearby, See Remarks
Roof	Clay Tile

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 30th, 2025
Days on Market	2
Zoning	Zone 53
HOA Fees	210
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 August 1st, 2025 at 1:18pm MDT