

# \$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           |

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Listing information last updated on April 4th, 2025 at 8:47pm MDT