

## \$825,000 - 224 36 Street, Edmonton

MLS® #E4438609

**\$825,000**

8 Bedroom, 5.00 Bathroom, 2,562 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Step into the lap of luxury, with this stunning stucco home located in the heart of Hills Charlesworth. Boasting an impressive 8 bedrooms, 5 bathrooms, and over 2600 sqft of living space without basement, this residence is a testament to both grandeur and comfort. Versatility abounds with a 3 BEDROOM LEGAL BASEMENT SUITE, three expansive living rooms, and a fully furnished garage equipped with hot and cold water taps, drainage, and a gas line. Revel in the VINYL FLOORING ON THE UPPER FLOOR, the immersive sound of BUILT-IN SPEAKERS, and the proximity to essential amenities like Walmart and Superstore. With 2 PRIMARY BEDROOMS featuring luxurious details like recessed ceilings and accent lighting, and a STUNNING STAIRCASE that leads to four more bedrooms, this home exudes elegance at every turn. Don't let this opportunity pass you by – embark on the journey to make this extraordinary property your own!

Built in 2021

### Essential Information

MLS® #	E4438609
Price	\$825,000
Bedrooms	8
Bathrooms	5.00



Full Baths	5
Square Footage	2,562
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	224 36 Street
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2W5

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Smoking Home, HRV System, Natural Gas BBQ Hookup
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Stacked Washer/Dryer, Stove-Countertop Electric, Stove-Electric, Stove-Gas, Washer, Refrigerators-Two, Curtains and Blinds
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Airport Nearby, Creek, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 26th, 2025
Days on Market	68
Zoning	Zone 53
HOA Fees	210
HOA Fees Freq.	Annually

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