

## \$779,000 - 536 37 Street, Edmonton

MLS® #E4444294

**\$779,000**

3 Bedroom, 4.00 Bathroom, 2,366 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

### READY FOR QUICK POSSESSION!

Welcome to this stunning two-storey home in the desirable community of Hills at Charlesworth. As you step inside, you're greeted by a spacious den, perfect for a home office or library. A full bath on the main floor adds convenience, making it easy to accommodate guests. The open-concept kitchen is designed for both style and function, featuring a spice kitchen for added convenience. The adjacent living room is bright and airy, with large windows that fill the space with natural light. Upstairs, you'll find three spacious bedrooms, each with generous closet space. The master bedroom boasts a private ensuite with a large vanity and walk-in shower. There are two additional bedrooms and two full bathrooms for added convenience. A bonus room and laundry room on the second floor add extra comfort and functionality. Don't miss this opportunity—the house is move-in ready and waiting for you!

Built in 2025

### Essential Information

MLS® # E4444294

Price \$779,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,366                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 536 37 Street |
| Area        | Edmonton      |
| Subdivision | Charlesworth  |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 3B2       |

### Amenities

|           |                                          |
|-----------|------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft. |
| Parking   | Double Garage Attached                   |

### Interior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Stove-Countertop Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                  |
| Stories           | 2                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                        |
| Basement          | Full, Unfinished                                                                                                                                           |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                     |
| Exterior Features | Airport Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                |
| Construction      | Wood, Vinyl                                                     |
| Foundation        | Concrete Perimeter                                              |

**Additional Information**

Date Listed                June 25th, 2025  
Days on Market        39  
Zoning                    Zone 53

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