

\$494,900 - 459 39 Street, Edmonton

MLS® #E4462387

\$494,900

2 Bedroom, 2.50 Bathroom, 1,843 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to the prestigious community of Charlesworth. This architecturally refined Cantiro home combines contemporary design with understated elegance. The main floor offers exceptional versatility with the option for dual offices or an office and lounge, complemented by a mudroom with custom built-ins and direct access to the double garage. Sunlight pours through expansive east- and west-facing windows, illuminating the open-concept living and dining areas. The rear kitchen is beautifully designed, featuring an expansive island adorned with quartz counters, an impressive walk-in pantry. Cantiro's signature glass wall, alongside an open-riser staircase, anchors the main floor. Upstairs features two generous bedroom suites, each with a serene ensuite, and convenient upper laundry. Step outside and enjoy direct access to walking trails, greenery, nature and parks. Meticulously maintained, this residence offers a refined, low-maintenance lifestyle in one of southeast Edmonton's most desirable communities.

Built in 2022

Essential Information

MLS® # E4462387

Price \$494,900



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,843
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Storey
Status	Active

Community Information

Address	459 39 Street
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2X9

Amenities

Amenities	No Animal Home
Parking Spaces	4
Parking	Double Garage Attached, Front/Rear Drive Access

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, See Remarks

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

Additional Information

Date Listed	October 16th, 2025
Days on Market	9
Zoning	Zone 53
HOA Fees	200
HOA Fees Freq.	Annually

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