

## \$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

Experience luxury living in this modern 3-storey home by award-winning CANTIRO Homes â€” 2025â€™s Builder of the Year! Located in The Hills at Charlesworth, this 3-bedroom, 2.5-bathroom home offers over 2,000 sq.ft of beautifully upgraded space with air conditioning and an oversized double garage. The main floor features 9â€™ ceilings, floor-to-ceiling windows, and a stunning two-tone kitchen with quartz countertops, soft-close cabinets, and premium appliances. The spacious living/dining area flows to a massive outdoor lounge â€” ideal for entertaining. Upstairs, enjoy a king-sized primary suite with walk-in closet and ensuite, plus 2 bedrooms, full bathroom, a central bonus room, and convenient laundry. The ground level includes a large flex/family room, private fenced yard, and easy access entry. Surrounded by trails, playgrounds, a skating ribbon, and shops â€” this stylish, low-maintenance home is the perfect upgrade for professionals or families!

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                201  
Zoning                              Zone 53  
HOA Fees                         200  
HOA Fees Freq.                Annually

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