# \$764,499 - 536 37 Street, Edmonton

MLS® #E4444294

### \$764,499

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 opportunityâ€"the house is move-in ready and waiting for you!

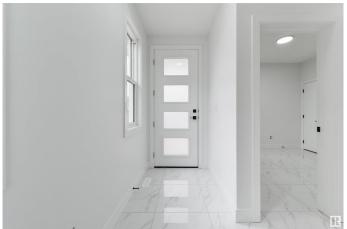


### **Essential Information**

MLS® # E4444294 Price \$764,499

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 57

Zoning Zone 53

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 21st, 2025 at 9:17am MDT