

Courtesy Of Nick Hale Of Schmidt Realty Group Inc

\$472,500 - 631 36 Street, Edmonton

MLS® #E4452899

\$472,500

3 Bedroom, 2.50 Bathroom, 1,643 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

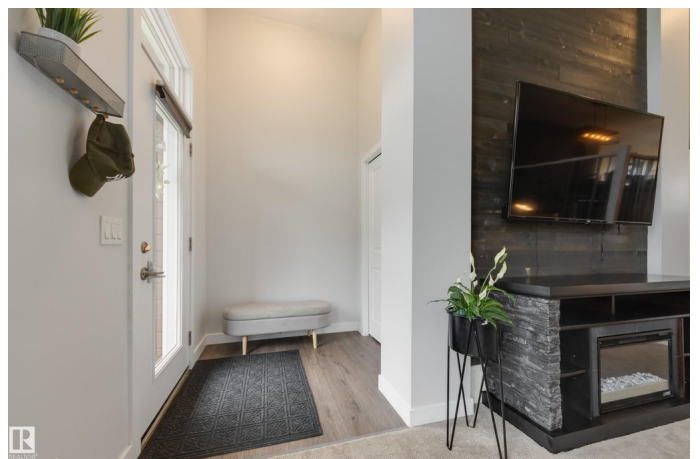
Prepare to be impressed when you walk into this Jayman built Sonata model home! Immediately you'll notice the SOARING CEILINGS - ALMOST 12' TALL! The living space feels huge and there is cozy bench seating in front of your wall of windows! The kitchen boasts bright white cabinets and stainless appliances, while the dining area has a feature wall, modern lighting, and stylish railing. Upstairs the primary suite has a walk-in closet and 4-pc ensuite bath. Two more bedrooms, a full 4-pc bath, and upper level laundry complete this floor. TALL CEILINGS IN THE BASEMENT TOO?? Yep! This partly finished basement has the perfect rec area or theatre space! This home has curb appeal, air conditioning, is roughed in for solar, has a wonderful back deck w/ pergola, and a garage pad for parking! The Hills at Charlesworth is an INCREDIBLE COMMUNITY close to several amenities! Check out the sustainability plaza w/ community garden, skating ice ribbon, solar powered playground, nature area, walking paths, pond, and more!

Built in 2017

Essential Information

MLS® # E4452899

Price \$472,500



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,643
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	631 36 Street
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2G5

Amenities

Amenities	Air Conditioner, Deck
Parking Spaces	2
Parking	2 Outdoor Stalls, Parking Pad Cement/Paved, Rear Drive Access, See Remarks

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 14th, 2025
Days on Market	8
Zoning	Zone 53
HOA Fees	200
HOA Fees Freq.	Annually

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 10:32pm MDT