

# \$499,800 - 439 39 Street, Edmonton

MLS® #E4450667

**\$499,800**

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 – 2025’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 9’™ 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 – 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, and shops – this stylish, low-maintenance home is the perfect upgrade for professionals or families!

Built in 2021

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4450667  |
| Price     | \$499,800 |
| 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 | Air Conditioner, Ceiling 9 ft., No Animal Home |
| Parking   | Double Garage Attached                         |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Stove-Countertop Gas, 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                                                                                           |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 67              |
| Zoning         | Zone 53         |
| HOA Fees       | 200             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on October 6th, 2025 at 5:32pm MDT