

## \$839,900 - 224 36 Street, Edmonton

MLS® #E4438609

**\$839,900**

8 Bedroom, 5.00 Bathroom, 2,562 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Step into the lap of luxury, with this stunning stucco home located in the heart of Hills Charlesworth. Boasting an impressive 8 bedrooms, 5 bathrooms, and over 2600 sqft of living space without basement, this residence is a testament to both grandeur and comfort. Versatility abounds with a 3 BEDROOM LEGAL BASEMENT SUITE, three expansive living rooms, and a fully furnished garage equipped with hot and cold water taps, drainage, and a gas line. Revel in the VINYL FLOORING ON THE UPPER FLOOR, the immersive sound of BUILT-IN SPEAKERS, and the proximity to essential amenities like Walmart and Superstore. With 2 PRIMARY BEDROOMS featuring luxurious details like recessed ceilings and accent lighting, and a STUNNING STAIRCASE that leads to four more bedrooms, this home exudes elegance at every turn. Don't let this opportunity pass you by – embark on the journey to make this extraordinary property your own!

Built in 2021

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4438609  |
| Price     | \$839,900 |
| Bedrooms  | 8         |
| Bathrooms | 5.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 5                      |
| Square Footage | 2,562                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 224 36 Street |
| Area        | Edmonton      |
| Subdivision | Charlesworth  |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 2W5       |

### Amenities

|           |   |
|-----------|---|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Smoking Home, HRV System, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Stacked Washer/Dryer, Stove-Countertop Electric, Stove-Electric, Stove-Gas, Washer, Refrigerators-Two, Curtains and Blinds |
| Heating           | Forced Air-2, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Wall Mount   |
| Stories           | 3  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Stone, Stucco |
|----------|---------------------|

|                   |  |
|-------------------|--|
| Exterior Features | Airport Nearby, Creek, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Stucco  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 26th, 2025 |
| Days on Market | 38             |
| Zoning         | Zone 53        |
| HOA Fees       | 210            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on July 3rd, 2025 at 3:33pm MDT