

Courtesy Of Nick Hale Of Schmidt Realty Group Inc

## \$486,000 - 631 36 Street, Edmonton

MLS® #E4440238

**\$486,000**

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® # E4440238

Price \$486,000



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	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	June 4th, 2025
Days on Market	19
Zoning	Zone 53
HOA Fees	200
HOA Fees Freq.	Annually

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