

## \$514,900 - 439 39 Street, Edmonton

MLS® #E4415154

**\$514,900**

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 â€” 2025â€™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 9â€™ 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 â€” 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, a skating ribbon, and shops â€” this stylish, low-maintenance home is the perfect upgrade for professionals or families!

Built in 2021

### Essential Information

MLS® # E4415154

Price \$514,900

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	Ceiling 9 ft., No Animal Home, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Countertop Electric, 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

**School Information**

Elementary                      ELLERSLIE CAMPUS SCHOOL  
Middle                              ELLERSLIE CAMPUS SCHOOL  
High                                ELDER DR. FRANCIS WHISKEYJ

**Additional Information**

Date Listed                      December 1st, 2024  
Days on Market                197  
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 June 16th, 2025 at 2:17am MDT