

## \$589,000 - 409 41 Street, Edmonton

MLS® #E4430137

**\$589,000**

3 Bedroom, 3.00 Bathroom, 1,716 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

ONE-OF-A-KIND, nestled in the highly sought-after community of Southeast "THE HILLS." This FULLY UPGRADED residence showcases EXCEPTIONAL CRAFTSMANSHIP throughout, offering a MAIN FLOOR DEN and a FULL BATH. Total of 3 SPACIOUS BEDS & 3 FULL BATHS. The OPEN-TO-ABOVE CONCEPT in the MAIN LIVING AREA features a BEAUTIFULLY DESIGNED ACCENT WALL, creating a stunning focal point. The kitchen is a chef's dream, boasting GLOSSY CABINETS and a GAS STOVE, complemented by features like INDENT CEILINGS, SHIMMERING CHANDELIERS, STEP LIGHTS, and GLASS RAILINGS that enhance the home's modern aesthetic. The luxurious 5-PIECE ENSUITE includes a FREESTANDING TUB. The main level and basement benefit from 9-FOOT CEILINGS, adding to the open and airy feel. You'll find NO CARPET ON THE SECOND LEVEL for EASY MAINTENANCE. MAN DOOR provides convenient access to the GARAGE. If you are not sold yet, the house comes with SEPARATE ENTRANCE to boast your future potential. Welcome home!

Built in 2020

### Essential Information

MLS® #

E4430137



Price	\$589,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,716
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	409 41 Street
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5X 2L8

### Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, Vaulted Ceiling, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Cul-De-Sac, Playground Nearby, Public Transportation,

	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 10th, 2025
Days on Market	25
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 May 5th, 2025 at 4:03pm MDT