

## \$511,900 - 451 39 Street, Edmonton

MLS® #E4450298

**\$511,900**

3 Bedroom, 2.50 Bathroom, 1,950 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to this stylish and move-in ready 3-bedroom, 2.5-bathroom home nestled in one of SW Edmonton's most sought-after newest communities of Charlesworth.

Thoughtfully designed with clean lines, contemporary finishes, and plenty of natural light, this home offers the perfect blend of comfort and modern luxury. The chef's kitchen features granite counters, modern cabinetry, stainless steel appliances, large island with seating, and a full pantry. The main living area is an open concept with modern flooring and large windows for a bright open feel. On the upper level you'll find the primary suite with a 5 piece ensuite, walk in closet, 2 more beds, and laundry. On the ground level the den room is perfect for a home office, gym, playroom, or guest area. This home is perfectly located near parks, schools, shops, and restaurants, It's perfect for families, professionals, or anyone looking to enjoy the benefits of a growing, vibrant neighborhood with modern infrastructure and a strong sense of community.

Built in 2021

### Essential Information

MLS® # E4450298

Price \$511,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,950                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 3 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 451 39 Street |
| Area        | Edmonton      |
| Subdivision | Charlesworth  |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 2X9       |

### Amenities

|           |                                                                                                               |
|-----------|---------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking   | Triple Garage Attached                                                                                        |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                    |
| Stories           | 3                                                                                                            |
| Has Basement      | Yes                                                                                                          |
| Basement          | None, No Basement                                                                                            |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Vinyl                                     |
| Exterior Features | Playground Nearby, Shopping Nearby, See Remarks |
| Roof              | Clay Tile                                       |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 49              |
| Zoning         | Zone 53         |
| HOA Fees       | 210             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on September 17th, 2025 at 10:18am MDT