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

MLS® #E4440238

### \$486.000

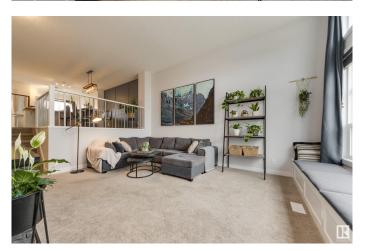
3 Bedroom, 2.50 Bathroom, 1,643 sqft Single Family on 0.00 Acres

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 11

Zoning Zone 53

HOA Fees 200

HOA Fees Freq. Annually

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