

## \$519,900 - 408 38a Street, Edmonton

MLS® #E4443016

**\$519,900**

4 Bedroom, 2.50 Bathroom, 2,030 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to this beautiful 3 storey home – a stunning single family design crafted for those who love to host. With 3 finished above-ground levels, this layout blends style and function. The ground floor features a spacious entertainment room or optional 4th bedroom, plus access via the guest reception or extra-large double car rear attached garage. Additional parking is available on the double parking pad. Inside, enjoy an elegant interior glass wall that adds modern flair and natural light. The main level’s open-concept kitchen and dining area flows seamlessly to the expansive outdoor lounge – perfect for cocktails and conversation. Upstairs offers two guest bedrooms, a full bathroom, and a spacious primary suite with tiled shower and freestanding tub. Across the street, a beautiful walking trail leads to a large park with disc golf. Central air, fenced yard, landscaping, and no condo fees complete this exceptional home.

Built in 2022

### Essential Information

MLS® #	E4443016
Price	\$519,900
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	2,030
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Storey
Status	Active

### Community Information

Address	408 38a Street
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2X9

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft.
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 18th, 2025
Days on Market	61
Zoning	Zone 53
HOA Fees	210
HOA Fees Freq.	Annually

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