Courtesy Of Aqsa Chaudhry Of MaxWell Polaris

$489,000 - 618 40 Street, Edmonton

MLS® #E4458053

$489,000
3 Bedroom, 3.50 Bathroom, 1,481 sqft
Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to Charlesworth! This beautiful, fully upgraded detached home features 3 bedrooms, 3.5 baths, attached garage, finished basement, and central AC! The main floor offers a bright, open layout with an elegant kitchen featuring stainless steel appliances and ceiling-height cabinets, a spacious living and dining area, a large mudroom with direct garage access for extra storage or drop zone, and convenient half bath. Large windows with custom blinds\drapery bring in an abundance of natural light. Upstairs, youâ€™ll find three generously sized bedrooms, including a master with ensuite and walk-in closet. Upstairs laundry room for added convenience. The professionally finished basement includes a Rec room, full bath, and has been completed with permits, perfect for entertaining guest or cozy retreat This home boasts a timeless colour scheme and modern finishes. Enjoy a landscaped, fenced backyard with a cement patio and an extended driveway. Minutes from major amenitiesâ€”donâ€™t miss out on this stunning home!

Built in 2016

Essential Information

MLS® #	E4458053
Price	$489,000

Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,481
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	618 40 Street
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1A4

Amenities

Amenities	Air Conditioner
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation	Concrete Perimeter

Additional Information

Date Listed	September 16th, 2025
Days on Market	1
Zoning	Zone 53
HOA Fees	225
HOA Fees Freq.	Annually

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