

Courtesy Of Nick Hale Of Schmidt Realty Group Inc

## \$472,500 - 631 36 Street, Edmonton

MLS® #E4452899

**\$472,500**

3 Bedroom, 2.50 Bathroom, 1,643 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

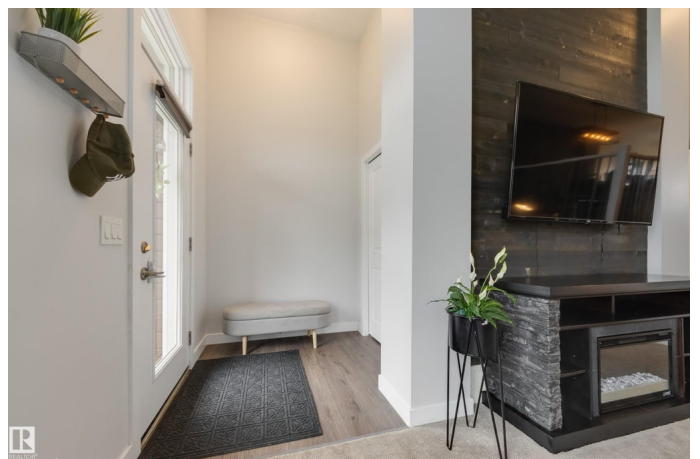
Prepare to be impressed when you walk into this Jayman built Sonata model home! Immediately you'll notice the SOARING CEILINGS - ALMOST 12' TALL! The living space feels huge and there is cozy bench seating in front of your wall of windows! The kitchen boasts bright white cabinets and stainless appliances, 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® # E4452899

Price \$472,500



|                |                        |
|----------------|------------------------|
| 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 Spaces | 2                                                                          |
| 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    | August 14th, 2025 |
| Days on Market | 6                 |
| Zoning         | Zone 53           |
| HOA Fees       | 200               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on August 20th, 2025 at 5:02pm MDT