

## \$764,499 - 536 37 Street, Edmonton

MLS® #E4444294

**\$764,499**

3 Bedroom, 4.00 Bathroom, 2,366 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

### READY FOR QUICK POSSESSION!

Welcome to this stunning two-storey home in the desirable community of Hills at Charlesworth. As you step inside, you're greeted by a spacious den, perfect for a home office or library. A full bath on the main floor adds convenience, making it easy to accommodate guests. The open-concept kitchen is designed for both style and function, featuring a spice kitchen for added convenience. The adjacent living room is bright and airy, with large windows that fill the space with natural light. Upstairs, you'll find three spacious bedrooms, each with generous closet space. The master bedroom boasts a private ensuite with a large vanity and walk-in shower. There are two additional bedrooms and two full bathrooms for added convenience. A bonus room and laundry room on the second floor add extra comfort and functionality. Don't miss this opportunity – the house is move-in ready and waiting for you!

Built in 2025

### Essential Information

MLS® # E4444294

Price \$764,499

Bedrooms 3



Bathrooms	4.00
Full Baths	4
Square Footage	2,366
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	536 37 Street
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 3B2

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft.
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Stove-Countertop Gas, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

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

**Additional Information**

Date Listed                June 25th, 2025  
Days on Market        76  
Zoning                    Zone 53

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Listing information last updated on September 9th, 2025 at 7:47pm MDT