# \$599,000 - 523 35 Street, Edmonton

MLS® #E4428636

## \$599,000

3 Bedroom, 2.50 Bathroom, 2,184 sqft Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Stunning 3-Bedroom Home in Hills at Charlesworth â€" Move-In Ready! Welcome to this beautifully updated 3-bedroom, 2.5-bathroom home with a bonus room. offering the perfect blend of style and functionality. Nestled in the sought-after Hills at Charlesworth community, this home is designed for modern living with no rear neighborsâ€"providing extra privacy and tranquility. Step inside to discover an updated kitchen featuring sleek countertops, stylish cabinetry, and premium finishesâ€"ideal for entertaining or everyday cooking. The open-concept living space flows effortlessly to a landscaped backyard with a deck, perfect for summer gatherings. The spacious double garage ensures ample parking and storage, while the bonus room offers flexibility as a home office, playroom, or additional living space. Conveniently located close to major amenities, top-rated schools, and easy highway access, this home is a must-see! Don't miss out!

Built in 2021

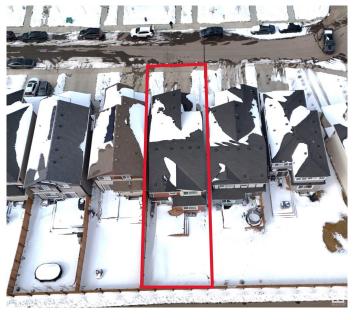
#### **Essential Information**

MLS® # E4428636 Price \$599,000

Bedrooms 3







Bathrooms 2.50 Full Baths 2

Half Baths 1

Square Footage 2,184 Acres 0.00 Year Built 2021

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 523 35 Street

Area Edmonton

Subdivision Charlesworth

City Edmonton
County ALBERTA

Province AB

Postal Code T6X 2W6

## **Amenities**

Amenities Deck

Parking Double Garage Attached

### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Fenced, Landscaped

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

# **Additional Information**

Date Listed April 2nd, 2025

Days on Market 2

Zoning Zone 53

HOA Fees 100

HOA Fees Freq. Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 4th, 2025 at 11:02am MDT