

## \$589,000 - 409 41 Street, Edmonton

MLS® #E4430137

**\$589,000**

3 Bedroom, 3.00 Bathroom, 1,716 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

ONE-OF-A-KIND, nestled in the highly sought-after community of Southeast "THE HILLS." This FULLY UPGRADED residence showcases EXCEPTIONAL CRAFTSMANSHIP throughout, offering a MAIN FLOOR DEN and a FULL BATH. Total of 3 SPACIOUS BEDS & 3 FULL BATHS. The OPEN-TO-ABOVE CONCEPT in the MAIN LIVING AREA features a BEAUTIFULLY DESIGNED ACCENT WALL, creating a stunning focal point. The kitchen is a chef's dream, boasting GLOSSY CABINETS and a GAS STOVE, complemented by features like INDENT CEILINGS, SHIMMERING CHANDELIERS, STEP LIGHTS, and GLASS RAILINGS that enhance the home's modern aesthetic. The luxurious 5-PIECE ENSUITE includes a FREESTANDING TUB. The main level and basement benefit from 9-FOOT CEILINGS, adding to the open and airy feel. You'll find NO CARPET ON THE SECOND LEVEL for EASY MAINTENANCE. MAN DOOR provides convenient access to the GARAGE. If you are not sold yet, the house comes with SEPARATE ENTRANCE to boast your future potential. Welcome home!

Built in 2020

### Essential Information

MLS® #

E4430137



|                |                        |
|----------------|------------------------|
| Price          | \$589,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,716                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 409 41 Street |
| Area        | Edmonton      |
| Subdivision | Charlesworth  |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T5X 2L8       |

### Amenities

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke, Vaulted Ceiling, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Cul-De-Sac, Playground Nearby, Public Transportation, |

|              |                    |
|--------------|--------------------|
|              | Shopping Nearby    |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 9                |
| Zoning         | Zone 53          |
| HOA Fees       | 200              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on April 19th, 2025 at 1:32pm MDT