# \$579,999 - 523 35 Street, Edmonton

MLS® #E4437897

## \$579.999

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 neighboursâ€"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

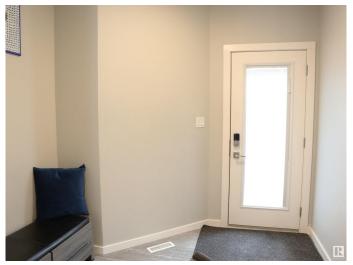
#### **Essential Information**

MLS® # E4437897 Price \$579,999

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-2, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl Exterior Features Landscaped

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

# **Additional Information**

Date Listed May 22nd, 2025

Days on Market 17

Zoning Zone 53

HOA Fees 220

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 June 7th, 2025 at 11:47pm MDT