# \$1,069,900 - 120 38 Street, Edmonton

MLS® #E4443360

# \$1,069,900

9 Bedroom, 6.00 Bathroom, 3,043 sqft Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to this beautifully designed custom walk-out home with an attached double garage, located right in the heart of the Charlesworth community. This home has everything you've been looking for style, space, and stunning views. The main floor features a bright, open-concept layout with two living rooms and two dining areas, perfect for both everyday living and entertaining. There's also a convenient main floor bedroom with a full bathroom ideal for guests, extended family, or multigenerational living. Throughout the home, you'II find upscale finishes like LED crystal lighting, hardwood flooring, and granite countertops. Large windows flood the space with natural light and showcase beautiful views of the tranquil pond. With 7 bedrooms total, plus a fully finished legal 2-bedroom suite, there's plenty of room for a growing family or rental income potential. The finished walk-out basement adds even more flexible living space to enjoy.

Built in 2023

## **Essential Information**

MLS® # E4443360 Price \$1,069,900

Bedrooms 9
Bathrooms 6.00







Full Baths 6

Square Footage 3,043 Acres 0.00

Year Built 2023

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 120 38 Street

Area Edmonton

Subdivision Charlesworth

City Edmonton
County ALBERTA

Province AB

Postal Code T6X 2W3

# **Amenities**

Amenities Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Closet

Organizers, Hot Water Natural Gas

Parking Double Garage Detached, Front Drive Access

Is Waterfront Yes

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan,

Oven-Built-In, Oven-Microwave, Refrigerator-Energy Star, Stove-Gas,

Washer, Window Coverings

Heating Forced Air-1, Forced Air-2, Natural Gas

Fireplace Yes

Fireplaces Glass Door, Granite Surround

Stories 3 Has Suite Yes

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stucco, Vinyl

Exterior Features Backs Onto Lake, Backs Onto Park/Trees, Fenced, Landscaped,

Park/Reserve, Stream/Pond

Roof Asphalt Shingles

Construction Wood, Stucco, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 19th, 2025

Days on Market 119

Zoning Zone 53

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Listing information last updated on October 16th, 2025 at 9:02am MDT