\$486,000 - 631 36 Street, Edmonton

MLS® #E4440238

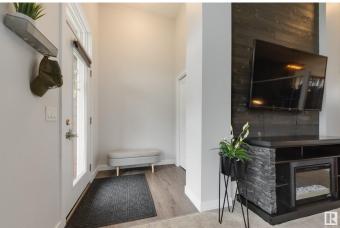
\$486,000

3 Bedroom, 2.50 Bathroom, 1,643 sqft Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Prepare to be impressed when you walk into this Jayman built Sonata model home! Immediately you'll notice the SOARING CEILINGS - ALMOST 12' TALL! The living space feels huge and there is cozy bench seating in front of your wall of windows! The kitchen boasts bright white cabinets and stainless appliances, while the dining area has a feature wall, modern lighting, and stylish railing. Upstairs the primary suite has a walk-in closet and 4-pc ensuite bath. Two more bedrooms, a full 4-pc bath, and upper level laundry complete this floor. TALL CEILINGS IN THE BASEMENT TOO?? Yep! This partly finished basement has the perfect rec area or theatre space! This home has curb appeal, air conditioning, is roughed in for solar, has a wonderful back deck w/ pergola, and a garage pad for parking! The Hills at Charlesworth is an INCREDIBLE COMMUNITY close to several amenities! Check out the sustainability plaza w/ community garden, skating ice ribbon, solar powered playground, nature area, walking paths, pond, and more!







Built in 2017

Essential Information

| MLS® # | E4440238 |
|--------|-----------|
| Price | \$486,000 |

| Bedrooms | 3 |
|----------------|------------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,643 |
| Acres | 0.00 |
| Year Built | 2017 |
| Туре | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| Address | 631 36 Street |
|-------------|---------------|
| Area | Edmonton |
| Subdivision | Charlesworth |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6X 2G5 |

Amenities

| Amenities | Air Conditioner, Deck |
|-----------|--|
| Parking | 2 Outdoor Stalls, Parking Pad Cement/Paved, Rear Drive Access, See |
| | Remarks |

Interior

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

Exterior

| Exterior | Wood, Vinyl |
|-------------------|---|
| Exterior Features | Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |

ConstructionWood, VinylFoundationConcrete Perimeter

Additional Information

| Date Listed | June 4th, 2025 |
|----------------|----------------|
| Days on Market | 13 |
| Zoning | Zone 53 |
| HOA Fees | 200 |
| 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 17th, 2025 at 7:17am MDT