

## \$450,000 - 707 40 Street, Edmonton

MLS® #E4440931

**\$450,000**

3 Bedroom, 2.50 Bathroom, 1,697 sqft

Single Family on 0.00 Acres

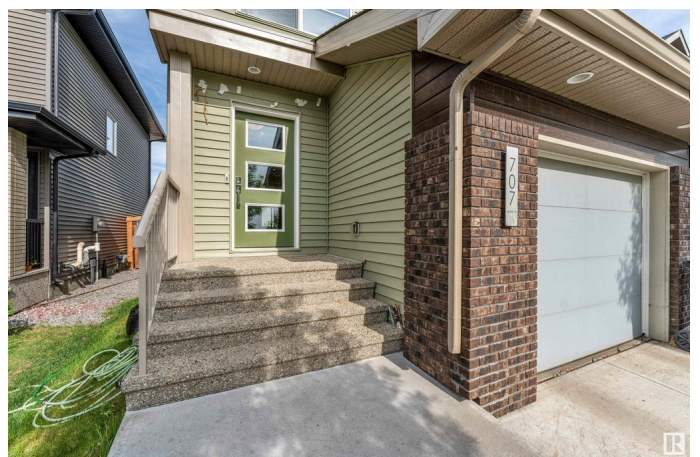
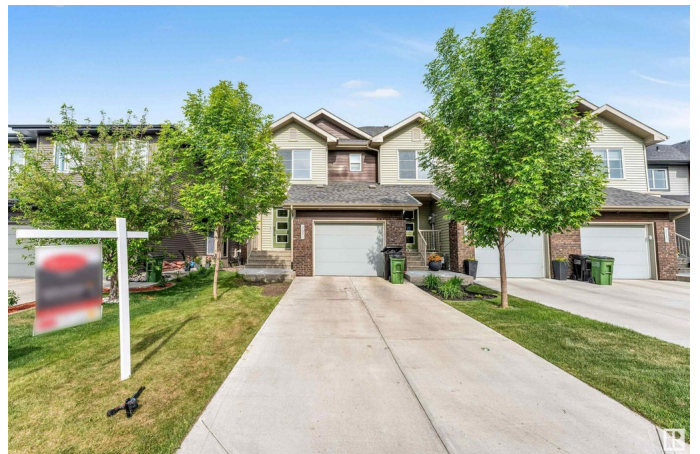
Charlesworth, Edmonton, AB

Welcome to this stylish 1,697 SQFT home in the sought-after community of Hills at Charlesworth! This well-designed property features 3 bedrooms, 2.5 baths, including a spacious primary suite with a walk-in closet and 3-piece ensuite. Enjoy the convenience of upstairs laundry and the comfort of an open-concept main floor with a bright living area. The modern kitchen offers two-tone cabinets, stainless steel appliances, ceiling-height cabinetry, and a walk-in pantry. Step outside to a finished deck and fully fenced backyardâ€”perfect for summer gatherings. The single attached garage adds convenience, and with the basement stairs positioned along the exterior wall, there's excellent potential for a future separate entrance.

Built in 2017

### Essential Information

MLS® #	E4440931
Price	\$450,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,697
Acres	0.00



Year Built	2017
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	707 40 Street
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2G4

### Amenities

Amenities	No Animal Home, No Smoking Home, HRV System
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Landscaped, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 6th, 2025
Days on Market	69
Zoning	Zone 53

HOA Fees 210

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 August 14th, 2025 at 4:02pm MDT