

Courtesy Of Jarred Lusk Of Real Broker

## \$499,900 - 488 38a Street, Edmonton

MLS® #E4460490

**\$499,900**

3 Bedroom, 2.50 Bathroom, 1,916 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to the sought out community of Charlesworth! Built by Cantiro Homes, this 3 bed 2.5 bath home offers the perfect blend of comfort and convenience. This highly desired CORNER lot features 9ft ceilings throughout the lower and main levels, complimented by additional park-facing side windows that flood the home with natural light. Designed to entertain; this kitchen is a showstopper! Featuring a gas range, upgraded backsplash, granite sink, and premium fridge. Upstairs you'll find a spacious primary with ensuite, along with a second bedroom, laundry, bathroom, and bonus room. The GAS HEATED double garage features epoxy flooring, an EV charger, and a hose bib. The tandem style allows for a second vehicle, or additional space for a workshop, gym, or extra storage. Relax in comfort with CENTRAL A/C and appreciate the low maintenance lifestyle this home offers. Perfectly located next to green space and close to schools, parks, this home delivers modern upgrades, thoughtful design, and easy living. Enjoy!

Built in 2022

### Essential Information

MLS® # E4460490

Price \$499,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,916                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 3 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 488 38a Street |
| Area        | Edmonton       |
| Subdivision | Charlesworth   |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 2X9        |

### Amenities

|                |                                                                                        |
|----------------|----------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., No Smoking Home, Smart/Program. Thermostat, HRV System |
| Parking Spaces | 2                                                                                      |
| Parking        | Double Garage Attached, Tandem                                                         |

### Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                        |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                               |
| Fireplace         | Yes                                                                                                                     |
| Fireplaces        | Mantel                                                                                                                  |
| Stories           | 3                                                                                                                       |
| Has Basement      | Yes                                                                                                                     |
| Basement          | None, No Basement                                                                                                       |

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                 |
| Exterior Features | Fenced, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                            |
| Construction      | Wood, Vinyl                                                                                 |
| Foundation        | Concrete Perimeter                                                                          |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 25                |
| Zoning         | Zone 53           |
| HOA Fees       | 200               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on October 27th, 2025 at 3:02am MDT