

## \$494,900 - 459 39 Street, Edmonton

MLS® #E4462387

**\$494,900**

2 Bedroom, 2.50 Bathroom, 1,843 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to the prestigious community of Charlesworth. This architecturally refined Cantiro home combines contemporary design with understated elegance. The main floor offers exceptional versatility with the option for dual offices or an office and lounge, complemented by a mudroom with custom built-ins and direct access to the double garage. Sunlight pours through expansive east- and west-facing windows, illuminating the open-concept living and dining areas. The rear kitchen is beautifully designed, featuring an expansive island adorned with quartz counters, an impressive walk-in pantry. Cantiro's signature glass wall, alongside an open-riser staircase, anchors the main floor. Upstairs features two generous bedroom suites, each with a serene ensuite, and convenient upper laundry. Step outside and enjoy direct access to walking trails, greenery, nature and parks. Meticulously maintained, this residence offers a refined, low-maintenance lifestyle in one of southeast Edmonton's most desirable communities.

Built in 2022

### Essential Information

MLS® # E4462387

Price \$494,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,843                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 3 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 459 39 Street |
| Area        | Edmonton      |
| Subdivision | Charlesworth  |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 2X9       |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Amenities      | No Animal Home                                  |
| Parking Spaces | 4                                               |
| Parking        | Double Garage Attached, Front/Rear Drive Access |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-2, Natural Gas                                                                                         |
| Stories           | 3                                                                                                                 |
| Has Basement      | Yes                                                                                                               |
| Basement          | None, See Remarks                                                                                                 |

### Exterior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                          |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |

|              |                  |
|--------------|------------------|
| Roof         | Asphalt Shingles |
| Construction | Wood, Vinyl      |
| Foundation   | Slab             |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 9                  |
| Zoning         | Zone 53            |
| HOA Fees       | 200                |
| HOA Fees Freq. | Annually           |

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Listing information last updated on October 25th, 2025 at 6:02pm MDT