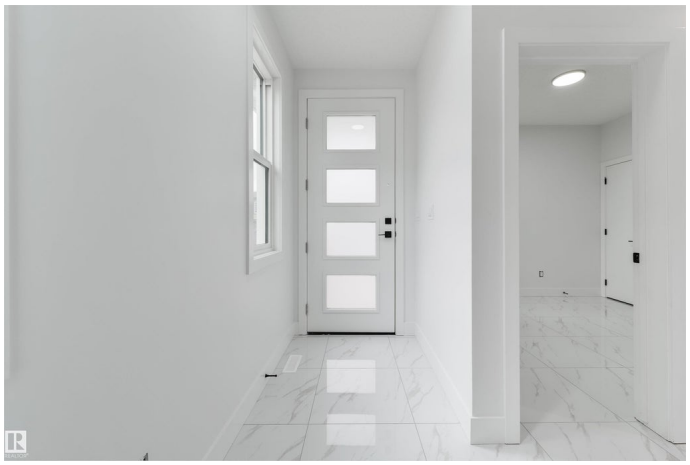
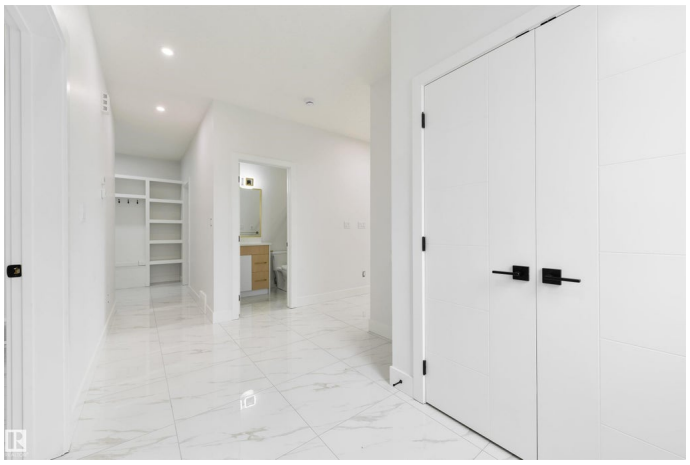
Courtesy Of Jashandeep S Sidhu Of Sterling Real Estate

# $764,499 - 536 37 Street, Edmonton

MLS® #E4459911

**$764,499**
3 Bedroom, 4.00 Bathroom, 2,366 sqft
Single Family on 0.00 Acres





Charlesworth, Edmonton, AB

READY FOR QUICK POSSESSION! Welcome to this stunning two-storey home in the desirable community of Hills at Charlesworth. As you step inside, you're greeted by a spacious den, perfect for a home office or library. A full bath on the main floor adds convenience, making it easy to accommodate guests.The open-concept kitchen is designed for both style and function, featuring a spice kitchen for added convenience. The adjacent living room is bright and airy, with large windows that fill the space with natural light.Upstairs, you'll find three spacious bedrooms, each with generous closet space. The master bedroom boasts a private ensuite with a large vanity and walk-in shower. There are two additional bedrooms and two full bathrooms for added convenience. A bonus room and laundry room on the second floor add extra comfort and functionality. Donâ€™t miss this opportunityâ€”the house is move-in ready and waiting for you!

Built in 2025

## Essential Information

| | |
|---|---|
| MLS® # | E4459911 |
| Price | $764,499 |
| Bedrooms | 3 |

| | |
|---|---|
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 2,366 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 536 37 Street |
| Area | Edmonton |
| Subdivision | Charlesworth |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6X 3B2 |

## Amenities

| | |
|---|---|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft. |
| Parking | Double Garage Attached |

## Interior

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

## Exterior

| | |
|---|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

## Additional Information

| | |
|---|---|
| Date Listed | September 28th, 2025 |
| Days on Market | 26 |
| Zoning | Zone 53 |

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Listing information last updated on October 24th, 2025 at 1:02pm MDT