

## \$489,000 - 618 40 Street, Edmonton

MLS® #E4458053

**\$489,000**

3 Bedroom, 3.50 Bathroom, 1,481 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to Charlesworth! This beautiful, fully upgraded detached home features 3 bedrooms, 3.5 baths, attached garage, finished basement, and central AC! The main floor offers a bright, open layout with an elegant kitchen featuring stainless steel appliances and ceiling-height cabinets, a spacious living and dining area, a large mudroom with direct garage access for extra storage or drop zone, and convenient half bath. Large windows with custom blinds\drapery bring in an abundance of natural light. Upstairs, youâ€™ll find three generously sized bedrooms, including a master with ensuite and walk-in closet. Upstairs laundry room for added convenience. The professionally finished basement includes a Rec room, full bath, and has been completed with permits, perfect for entertaining guest or cozy retreat This home boasts a timeless colour scheme and modern finishes. Enjoy a landscaped, fenced backyard with a cement patio and an extended driveway. Minutes from major amenitiesâ€”donâ€™t miss out on this stunning home!

Built in 2016

### Essential Information

MLS® # E4458053

Price \$489,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,481                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 618 40 Street |
| Area        | Edmonton      |
| Subdivision | Charlesworth  |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 1A4       |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner        |
| Parking   | Single Garage Attached |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                       |
| Stories           | 3                                                                               |
| Has Basement      | Yes                                                                             |
| Basement          | Full, Finished                                                                  |

### Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior          | Wood, Vinyl                                    |
| Exterior Features | Corner Lot, Fenced, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                               |
| Construction      | Wood, Vinyl                                    |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 16th, 2025  
Days on Market                2  
Zoning                              Zone 53  
HOA Fees                         225  
HOA Fees Freq.                Annually

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