

## \$579,999 - 523 35 Street, Edmonton

MLS® #E4437897

**\$579,999**

3 Bedroom, 2.50 Bathroom, 2,184 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Stunning 3-Bedroom Home in Hills at Charlesworth – Move-In Ready! Welcome to this beautifully updated 3-bedroom, 2.5-bathroom home with a bonus room, offering the perfect blend of style and functionality. Nestled in the sought-after Hills at Charlesworth community, this home is designed for modern living with no rear neighbours – providing extra privacy and tranquility. Step inside to discover an updated kitchen featuring sleek countertops, stylish cabinetry, and premium finishes – ideal for entertaining or everyday cooking. The open-concept living space flows effortlessly to a landscaped backyard with a deck, perfect for summer gatherings. The spacious double garage ensures ample parking and storage, while the bonus room offers flexibility as a home office, playroom, or additional living space. Conveniently located close to major amenities, top-rated schools, and easy highway access, this home is a must-see! Don't miss out!

Built in 2021

### Essential Information

MLS® # E4437897

Price \$579,999

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,184
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	523 35 Street
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2W6

### Amenities

Amenities	Deck
Parking	Double Garage Attached

### Interior

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

### Exterior

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

**Additional Information**

Date Listed	May 22nd, 2025
Days on Market	26
Zoning	Zone 53
HOA Fees	220
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 June 17th, 2025 at 12:02pm MDT