

## \$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

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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	25
Zoning	Zone 53
HOA Fees	220
HOA Fees Freq.	Annually

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