

## \$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 | 42             |
| Zoning         | Zone 53        |
| HOA Fees       | 220            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on July 3rd, 2025 at 9:03am MDT