

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

MLS® #E4458053

**\$489,000**

3 Bedroom, 3.50 Bathroom, 1,336 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, you'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€”don'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 | 1,336                  |
| 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                58  
Zoning                              Zone 53  
HOA Fees                         225  
HOA Fees Freq.                Annually

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