

# \$745,000 - 108 37 Street, Edmonton

MLS® #E4422553

**\$745,000**

6 Bedroom, 5.00 Bathroom, 2,369 sqft  
Single Family on 0.00 Acres

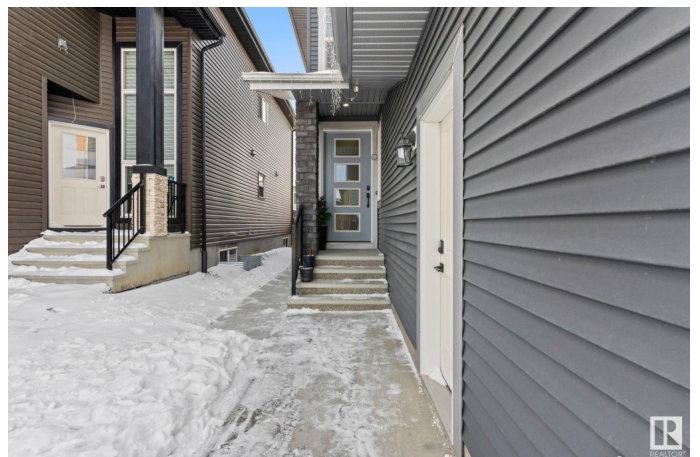
Charlesworth, Edmonton, AB

This exceptional 2,368 sq ft residence offers a harmonious blend of luxury and functionality, featuring 2 master bedroom and another 4 spacious bedrooms with 5 elegantly appointed bathrooms. The main floor includes a versatile bedroom and a full bathroom, providing convenience and flexibility for your parents or grand parents. A chef's dream, the gourmet kitchen is equipped with high-end appliances and a separate spice kitchen, ideal for culinary enthusiasts. The fully finished basement with in Law suite with Separate Entrance, offers 2 bedroom rental suite. Custom features throughout the home, including premium flooring ,glass railing, 9 ft ceilings, 8 feet doors and designer finishes, enhance its appeal. Situated in a desirable neighborhood Hills at Charlesworth , this property combines modern amenities with thoughtful design, making it an ideal choice for buyers.

Built in 2020

## Essential Information

MLS® #	E4422553
Price	\$745,000
Bedrooms	6
Bathrooms	5.00
Full Baths	5



Square Footage	2,369
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	108 37 Street
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2W4

### **Amenities**

Amenities	Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Oven-Built-In, Stove-Countertop Electric, Stove-Electric, Stove-Gas, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed February 22nd, 2025

Days on Market 18

Zoning Zone 53

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Listing information last updated on March 12th, 2025 at 7:02pm MDT