

# \$519,900 - 408 38a Street, Edmonton

MLS® #E4443016

**\$519,900**

4 Bedroom, 2.50 Bathroom, 2,030 sqft  
Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to this beautiful 3 storey home – a stunning single family design crafted for those who love to host. With 3 finished above-ground levels, this layout blends style and function. The ground floor features a spacious entertainment room or optional 4th bedroom, plus access via the guest reception or extra-large double car rear attached garage. Additional parking is available on the double parking pad. Inside, enjoy an elegant interior glass wall that adds modern flair and natural light. The main level’s open-concept kitchen and dining area flows seamlessly to the expansive outdoor lounge—perfect for cocktails and conversation. Upstairs offers two guest bedrooms, a full bathroom, and a spacious primary suite with tiled shower and freestanding tub. Across the street, a beautiful walking trail leads to a large park with disc golf. Central air, fenced yard, landscaping, and no condo fees complete this exceptional home.

Built in 2022

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4443016  |
| Price     | \$519,900 |
| Bedrooms  | 4         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,030                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 3 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 408 38a Street |
| Area        | Edmonton       |
| Subdivision | Charlesworth   |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 2X9        |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft. |
| Parking   | Double Garage Attached         |

### Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator |
| Heating           | Forced Air-1, Natural Gas                                                         |
| Stories           | 3                                                                                 |
| Has Basement      | Yes                                                                               |
| Basement          | None, No Basement                                                                 |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Vinyl                                     |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Vinyl                                     |
| Foundation        | Concrete Perimeter                              |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 45              |
| Zoning         | Zone 53         |
| HOA Fees       | 210             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on August 2nd, 2025 at 11:02am MDT