

## \$450,000 - 707 40 Street, Edmonton

MLS® #E4440931

**\$450,000**

3 Bedroom, 2.50 Bathroom, 1,697 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to this stylish 1,697 SQFT home in the sought-after community of Hills at Charlesworth! This well-designed property features 3 bedrooms, 2.5 baths, including a spacious primary suite with a walk-in closet and 3-piece ensuite. Enjoy the convenience of upstairs laundry and the comfort of an open-concept main floor with a bright living area. The modern kitchen offers two-tone cabinets, stainless steel appliances, ceiling-height cabinetry, and a walk-in pantry. Step outside to a finished deck and fully fenced backyardâ€”perfect for summer gatherings. The single attached garage adds convenience, and with the basement stairs positioned along the exterior wall, there's excellent potential for a future separate entrance.

Built in 2017

### Essential Information

MLS® #	E4440931
Price	\$450,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,697
Acres	0.00



Year Built	2017
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### **Community Information**

Address	707 40 Street
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2G4

### **Amenities**

Amenities	No Animal Home, No Smoking Home, HRV System
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Landscaped, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 6th, 2025
Days on Market	69
Zoning	Zone 53

HOA Fees 210

HOA Fees Freq. Annually

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