

## \$499,900 - 623 41 Street, Edmonton

MLS® #E4449432

**\$499,900**

4 Bedroom, 2.50 Bathroom, 1,729 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

This home feels fresh and welcoming from the moment you walk in. The spacious entryway with a built-in bench opens to rich wood flooring and quality finishes throughout. The heart of the home is the stunning kitchen, featuring sleek dark cabinetry, quartz countertops, stainless steel appliances, a large island with seating, and a walk-in pantry—perfect for both everyday living and entertaining. Just off the kitchen, the bright and cozy living room offers a warm, inviting space with a modern fireplace and large windows that fill the room with natural light. Upstairs, you'll find three large bedrooms, including a primary suite with a huge walk-in closet and an ensuite bathroom with double sinks. Downstairs adds even more living space with a comfortable family room and a fourth bedroom—perfect for guests or a home office. Outside, a big back deck overlooks a large, private backyard, offering plenty of room to relax, entertain, or enjoy time with family. Amazing location with access to all amenities and AC!

Built in 2017

### Essential Information

MLS® # E4449432

Price \$499,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,729
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	623 41 Street
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2J2

### Amenities

Amenities	Air Conditioner, Deck, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 24th, 2025
Days on Market	3
Zoning	Zone 53
HOA Fees	225
HOA Fees Freq.	Annually

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