

## \$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 | 11              |
| Zoning         | Zone 53         |
| HOA Fees       | 225             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on August 4th, 2025 at 7:17am MDT