

## \$1,095,000 - 223 37 Street, Edmonton

MLS® #E4451754

**\$1,095,000**

8 Bedroom, 6.50 Bathroom, 3,354 sqft

Single Family on 0.00 Acres

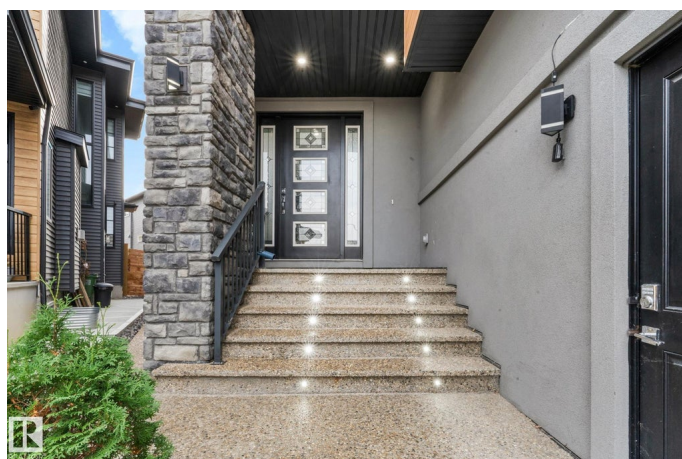
Charlesworth, Edmonton, AB

8 Bedrooms & 7 1/2 bathrooms the exquisite residence has it all: spice Kitchen, main floor bedroom & ensuite, four beds on the upper level, a legal 2-bed basement suite, & a third separate basement living area. The main floor showcases two huge valued areas with premium tile, finishings and lighting. The chef's kitchen is elegant & expansive. All three kitchens are outfitted with stainless steel appliances, quartz countertops & gas ranges. A glass staircase leads to the upper level comprised of four spacious bedrooms, each equipped with an ensuite bathroom, walk-in closet, built-in storage & coffered ceilings with ambient lighting. The primary bathroom is a luxurious retreat, featuring a Jacuzzi, steam shower, fireplace & an expansive walk-in closet. A bonus room & laundry area complete the second floor. The residence is fully wired for security & entertainment. The oversized double garage is heated & includes a sump & hot water. The fenced yard inc. a shed, fruit trees, & parking pad.

Built in 2020

### Essential Information

MLS® #	E4451754
Price	\$1,095,000
Bedrooms	8



Bathrooms	6.50
Full Baths	6
Half Baths	1
Square Footage	3,354
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	223 37 Street
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2W4

### Amenities

Amenities	Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home, Parking-Extra, Patio, Smart/Program. Thermostat, R.V. Storage, Vaulted Ceiling, Vinyl Windows, HRV System, 9 ft. Basement Ceiling
Parking Spaces	8
Parking	Double Garage Attached, Front/Rear Drive Access, Heated, Insulated, Over Sized, Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher - Energy Star, Oven-Built-In, Refrigerator-Energy Star, Stove-Countertop Gas, Stove-Gas, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, TV Wall Mount, Curtains and Blinds, Garage Heater
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount

Stories	4
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Cross Fenced, Cul-De-Sac, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Playground Nearby, Private Setting, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

## School Information

Elementary	Ellerslie Campus
Middle	Ellerslie Campus
High	Elder Dr. Francis

## Additional Information

Date Listed	August 7th, 2025
Days on Market	1
Zoning	Zone 53
HOA Fees	150
HOA Fees Freq.	Annually

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Listing information last updated on August 8th, 2025 at 12:47pm MDT