

\$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	32
Zoning	Zone 53
HOA Fees	150
HOA Fees Freq.	Annually

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