

Courtesy Of Sangram S Sindhar Of Initia Real Estate

## \$794,800 - 228 36 Street, Edmonton

MLS® #E4463752

**\$794,800**

7 Bedroom, 5.00 Bathroom, 2,290 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Custom Built Home!! Big Double Garage 20.5 feet x 34 feet !!!! Premium Upgrades include Central AC!!! Ready to move home with Legal Basement Suite with Separate Entrance, located in the breathtaking new community of Hills at Charlesworth. This well thought open concept main floor offers a large kitchen complete with walk in pantry, Spice Kitchen, quartz countertops and large island and as well as access to your newly built deck facing west, a generous dining area, as well as good size den being used as Office, laundry and mudroom leads to Garage door. The second floor features a beautiful primary suite with luxurious en-suite bathroom and a walk in closet, two additional bedrooms with another full washroom, as well as a large bonus room offering a second living space. Basement Tenants willing to stay, if new owner wants to keep them. Landscaping is completed extended Deck, Gazebo and also have side alley to the house, which makes it perfect for accessing the back yard and store the Boat/RV.

Built in 2020

### Essential Information

MLS® # E4463752

Price \$794,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 7                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 5                      |
| Square Footage | 2,290                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 228 36 Street |
| Area        | Edmonton      |
| Subdivision | Charlesworth  |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 2W5       |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Closet Organizers      |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                              |
| Appliances        | Dishwasher-Built-In, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Stove-Gas, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                     |
| Stories           | 3                                                                                                                                             |
| Has Suite         | Yes                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                           |
| Basement          | Full, Finished                                                                                                                                |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior          | Wood, Vinyl      |
| Exterior Features | Back Lane        |
| Roof              | Asphalt Shingles |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 28th, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 53            |

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Listing information last updated on November 1st, 2025 at 5:02pm MDT