

## \$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 | 47               |
| Zoning         | Zone 53          |
| HOA Fees       | 150              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on September 23rd, 2025 at 6:02pm MDT