

# \$1,069,900 - 120 38 Street, Edmonton

MLS® #E4443360

**\$1,069,900**

9 Bedroom, 6.00 Bathroom, 3,043 sqft  
Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to this beautifully designed custom walk-out home with an attached double garage, located right in the heart of the Charlesworth community. This home has everything youâ€™ve been looking for style, space, and stunning views. The main floor features a bright, open-concept layout with two living rooms and two dining areas, perfect for both everyday living and entertaining. Thereâ€™s also a convenient main floor bedroom with a full bathroom ideal for guests, extended family, or multigenerational living. Throughout the home, youâ€™ll find upscale finishes like LED crystal lighting, hardwood flooring, and granite countertops. Large windows flood the space with natural light and showcase beautiful views of the tranquil pond. With 7 bedrooms total, plus a fully finished legal 2-bedroom suite, there's plenty of room for a growing family or rental income potential. The finished walk-out basement adds even more flexible living space to enjoy.

Built in 2023

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | E4443360    |
| Price     | \$1,069,900 |
| Bedrooms  | 9           |
| Bathrooms | 6.00        |



|                |                        |
|----------------|------------------------|
| Full Baths     | 6                      |
| Square Footage | 3,043                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 120 38 Street |
| Area        | Edmonton      |
| Subdivision | Charlesworth  |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 2W3       |

### Amenities

|               |                                                                                                    |
|---------------|----------------------------------------------------------------------------------------------------|
| Amenities     | Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Hot Water Natural Gas |
| Parking       | Double Garage Detached, Front Drive Access                                                         |
| Is Waterfront | Yes                                                                                                |

### Interior

|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator-Energy Star, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Forced Air-2, Natural Gas                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                               |
| Fireplaces        | Glass Door, Granite Surround                                                                                                                                      |
| Stories           | 3                                                                                                                                                                 |
| Has Suite         | Yes                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                               |
| Basement          | Full, Finished                                                                                                                                                    |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Stucco, Vinyl |
|----------|---------------------|

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior Features | Backs Onto Lake, Backs Onto Park/Trees, Fenced, Landscaped, Park/Reserve, Stream/Pond |
| Roof              | Asphalt Shingles                                                                      |
| Construction      | Wood, Stucco, Vinyl                                                                   |
| Foundation        | Concrete Perimeter                                                                    |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 145             |
| Zoning         | Zone 53         |

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Listing information last updated on November 10th, 2025 at 9:02pm MST