

# \$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	68
Zoning	Zone 53

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 26th, 2025 at 2:02pm MDT