

# \$449,000 - 707 40 Street, Edmonton

MLS® #E4459772

## \$449,000

3 Bedroom, 2.50 Bathroom, 1,697 sqft  
Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to this stylish 1,697 SQFT home in the sought-after community of Hills at Charlesworth! This well-designed property features 3 bedrooms, 2.5 baths, including a spacious primary suite with a walk-in closet and 3-piece ensuite. Enjoy the convenience of upstairs laundry and the comfort of an open-concept main floor with a bright living area. The modern kitchen offers two-tone cabinets, stainless steel appliances, ceiling-height cabinetry, and a walk-in pantry. Step outside to a finished deck and fully fenced backyard—perfect for summer gatherings. The single attached garage adds convenience, and with the basement stairs positioned along the exterior wall, there's excellent potential for a future separate entrance.

Built in 2017

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4459772  |
| Price          | \$449,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,697     |
| Acres          | 0.00      |



|            |                      |
|------------|----------------------|
| Year Built | 2017                 |
| Type       | Single Family        |
| Sub-Type   | Residential Attached |
| Style      | 2 Storey             |
| Status     | Active               |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 707 40 Street |
| Area        | Edmonton      |
| Subdivision | Charlesworth  |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 2G4       |

### Amenities

|           |                                             |
|-----------|---------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, HRV System |
| Parking   | Single Garage Attached                      |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Stories           | 2                                                                |
| Has Basement      | Yes                                                              |
| Basement          | Full, Unfinished                                                 |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Concrete, Brick, Vinyl                                     |
| Exterior Features | Airport Nearby, Fenced, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                           |
| Construction      | Concrete, Brick, Vinyl                                     |
| Foundation        | Concrete Perimeter                                         |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 12                   |
| Zoning         | Zone 53              |
| HOA Fees       | 211                  |

HOA Fees Freq.     Annually

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Listing information last updated on October 8th, 2025 at 1:02pm MDT