

## \$795,800 - 228 36 Street, Edmonton

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MLS® #E4459170

**\$795,800**

7 Bedroom, 5.00 Bathroom, 2,290 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Big Double Garage 20.5 feet x 34 feet !!!!  
Premium Upgrades include Central AC!!!  
Ready to move home with 2 Basements and  
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 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® #    | E4459170  |
| Price     | \$795,800 |
| 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               September 24th, 2025  
Days on Market       23  
Zoning                    Zone 53

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