

## \$750,000 - 3937 3a Avenue, Edmonton

MLS® #E4436624

**\$750,000**

3 Bedroom, 2.50 Bathroom, 2,611 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Stand out with the Quantum NetZero former show home in Charlesworth! This energy-efficient home showcases a SolarEdge solar panel system with an EV charger in the finished, heated garage, complete with a floor drain. Spanning 2,612 sq ft, this impressive 3-bedroom home offers a luxurious primary suite featuring two walk-in closets, a spa-inspired 5-piece ensuite with a soaker tub, dual vanities, a makeup station, and direct access laundry room. The heart of the home is the stunning chef's kitchen, equipped with a massive eat-in island, quartz waterfall countertops, induction stove, and sleek, smart appliances. Designed for ultimate modern convenience, this home includes smart technology such as Alexa-controlled features, Hunter Douglas smart blinds, chromotherapy lighting, and hands-free faucets. Premium, eco-friendly finishes and flooring elevate the home's design, while a UVC air purification system, Daikin MERV 15 filtration, and the Daikin One+ Smart ensure exceptional comfort. Over 100k in upgrades!

Built in 2020

### Essential Information

MLS® # E4436624

Price \$750,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,611
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3937 3a Avenue
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 3A3

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Insulation-Upgraded, No Animal Home, Smart/Program. Thermostat, Green Building, HRV System, Solar Equipment
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings
Heating	Forced Air-1, Electric, Solar
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Corner Lot, Cul-De-Sac, Fenced, Golf Nearby, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 15th, 2025
Days on Market	54
Zoning	Zone 53
HOA Fees	220
HOA Fees Freq.	Annually

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 July 8th, 2025 at 9:31am MDT