

## \$725,000 - 3937 3a Avenue, Edmonton

MLS® #E4453541

**\$725,000**

3 Bedroom, 2.50 Bathroom, 2,611 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

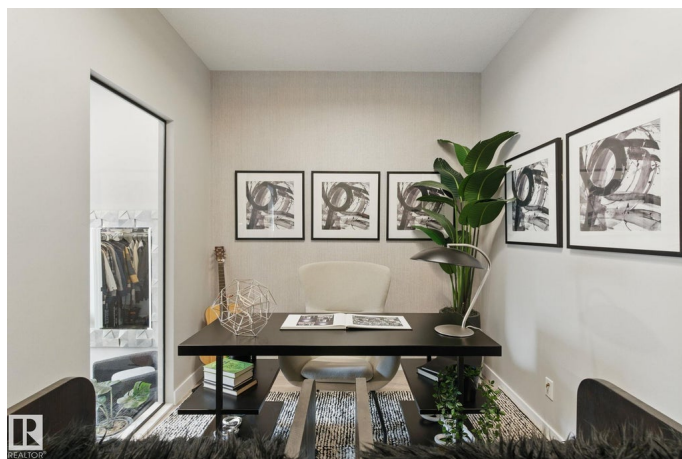
Stand out with the Quantum NetZero former show home in Charlesworth! This energy-efficient home showcases a SolarEdge solar panel system with an EV charger in the finished, heated garage, complete with a floor drain. Spanning 2,612 sq ft, this impressive 3-bedroom home offers a luxurious primary suite 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® # E4453541

Price \$725,000



|                |                        |
|----------------|------------------------|
| 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    | August 18th, 2025 |
| Days on Market | 31                |
| 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 September 18th, 2025 at 1:47am MDT