

# \$725,000 - 3937 3a Av Sw, Edmonton

MLS® #E4453541

**\$725,000**

3 Bedroom, 3.00 Bathroom, 2,611 sqft

Single Family

Charlesworth, Edmonton, Alberta

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! (id:6289)

Built in 2020

## Essential Information

|           |           |
|-----------|-----------|
| Listing # | E4453541  |
| Price     | \$725,000 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 2,611         |
| Year Built     | 2020          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

## Community Information

|             |               |
|-------------|---------------|
| Address     | 3937 3a Av Sw |
| Subdivision | Charlesworth  |
| City        | Edmonton      |
| Province    | Alberta       |
| Postal Code | T6X3A3        |

## Amenities

|                |                                                                                    |
|----------------|------------------------------------------------------------------------------------|
| Amenities      | Airport, Golf Course, Playground, Public Transit, Schools, Shopping, Ceiling - 9ft |
| Features       | Cul-de-sac, Corner Site, No Animal Home                                            |
| Parking Spaces | 4                                                                                  |
| Parking        | Attached Garage                                                                    |
| # of Garages   | 1                                                                                  |

## Interior

|              |                                                                                                                                                          |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Garage door opener remote(s), Garage door opener, Hood Fan, Oven - Built-In, Microwave, Refrigerator, Stove, Washer, Window Coverings |
| Heating      | Forced air                                                                                                                                               |
| Cooling      | Central air conditioning                                                                                                                                 |
| Fireplace    | Yes                                                                                                                                                      |
| Fireplaces   | Electric                                                                                                                                                 |
| # of Stories | 2                                                                                                                                                        |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Royal LePage Noralta Real Estate |
|----------------|----------------------------------|



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