

## \$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	80
Zoning	Zone 53
HOA Fees	220
HOA Fees Freq.	Annually

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