

## \$450,000 - 176 Charlesworth Drive, Edmonton

MLS® #E4433001

**\$450,000**

3 Bedroom, 2.50 Bathroom, 1,620 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to this exceptionally well-kept 2-storey home in the desirable community of Charlesworth. Built in 2019, this 1,620 sq ft home features an open-concept main floor that flows seamlessly from the bright living room to the modern kitchen and spacious dining area—perfect for entertaining. Enjoy stainless steel appliances, durable flooring, and the comfort of knowing everything is essentially brand new. Upstairs offers three bedrooms, two full bathrooms, and a bonus room ideal for a home office or play space. Save on your energy bill with these new solar panels installed on the roof! Enjoy summer days on the large deck overlooking a generous backyard. The double garage is perfect for added storage and warm parking on those cold winter nights. With easy access to the Henday, shopping, and a private community park and garden, this move-in-ready home blends comfort and lifestyle in a family-friendly neighbourhood.

Built in 2019

### Essential Information

MLS® #	E4433001
Price	\$450,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,620
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	176 Charlesworth Drive
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2W5

### Amenities

Amenities	Off Street Parking, Ceiling 9 ft., Deck, Hot Water Instant, No Smoking Home, Vinyl Windows, HRV System
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Low Maintenance Landscape, Paved Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Private Park Access

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 26th, 2025
Days on Market	3
Zoning	Zone 53
HOA Fees	200
HOA Fees Freq.	Annually

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