

## \$494,900 - 720 Charlesworth Way, Edmonton

MLS® #E4430682

**\$494,900**

3 Bedroom, 2.50 Bathroom, 1,646 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to 720 Charlesworth WY! This 2 Storey half duplex boosts over 1640 sqft and has both central air-conditioner and a heated oversized single car garage with a side door. The fenced and fully landscaped lot that the home sits on is one of the largest in the area. Upon entering the main floor you're greeted with a spacious kitchen with cabinets finished to the ceiling, quartz countertop & large corner pantry. The living room has large windows allowing the room to fill with natural light showcasing a beautiful gas fireplace with stone and mantle. A garden door will take you out to the deck where you can BBQ with your natural gas hook up and enjoy the peace and quiet. Upstairs you will find a large primary with a walk in closet and ensuite with a stand up shower and double vanity. 2 more great sized bedrooms, full bath & laundry complete the 2nd floor. The basement is untouched and ready to be developed. Can't wait for you to view! Disc course, skating loop, play-ground & plaza are all walking distance.

Built in 2015

### Essential Information

MLS® #	E4430682
Price	\$494,900
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,646
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	720 Charlesworth Way
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2E9

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Deck, No Animal Home, No Smoking Home
Parking	Single Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Asphalt, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Cross Fenced, Environmental Reserve, Flat Site, Landscaped, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Asphalt, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 13th, 2025
Days on Market	120
Zoning	Zone 53
HOA Fees	210
HOA Fees Freq.	Annually

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