# \$609,900 - 197 Charlesworth Drive, Edmonton

MLS® #E4444806

### \$609,900

4 Bedroom, 3.50 Bathroom, 1,642 sqft Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Charming Charlesworth two storey has a self contained LEGAL SUITE! This unique home is the Sonata built by Jayman and offers solar panels, triple pane windows, TWO high efficiency furnaces & TWO tankless hot water systems PLUS the upper and lower levels each have their own laundry facilities. The Main level has a huge living room and just steps up is the dining room which overlooks the living area. Perfectly designed u-shaped kitchen with quartz counter tops and stainless steel appliances. The second level offers three good sized bedrooms including the primary suite with walk-in closet and five pce. ensuite. A second full bathroom and laundry closet are located here. The suite has a large bedroom with walk-in closet & full bath. Kitchen and living room are spacious and open. 22 x 22 garage and a good sized deck are located in the south facing, fenced back yard. Great location close to shopping and with quick access to the Anthony Henday for commuters!

Built in 2020

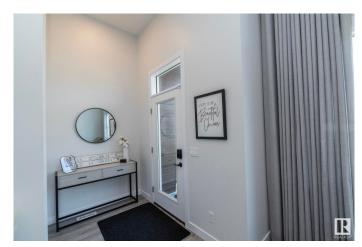
# **Essential Information**

MLS® # E4444806 Price \$609,900

Bedrooms 4







Bathrooms 3.50 Full Baths 3 Half Baths 1

Square Footage 1,642 Acres 0.00 Year Built 2020

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 197 Charlesworth Drive

Area Edmonton

Subdivision Charlesworth

City Edmonton
County ALBERTA

Province AB

Postal Code T6X 2W2

### **Amenities**

Amenities Air Conditioner, Deck

Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dryer, Garage Control, Garage Opener,

Microwave Hood Fan, Stacked Washer/Dryer, Washer,

Refrigerators-Two, Stoves-Two, Dishwasher-Two

Heating Forced Air-2, Natural Gas

Stories 3
Has Suite Yes
Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Back Lane, Landscaped, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 27th, 2025

Days on Market 24

Zoning Zone 53

HOA Fees 200

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 July 21st, 2025 at 6:02pm MDT