



# 116 61 Street Edmonton AB

\$450,000

This bright and charming home in the desirable Charlesworth community is just minutes from South Edmonton Common, Millwoods Town Centre, schools, parks, and walking trails, with convenient highway and airport access. The main floor features an open-concept layout combining the family room, kitchen, and dining area, ideal for living and entertaining. Upstairs, you'll find two spacious bedrooms, a 4-piece bathroom, and a large primary bedroom with its own 4-piece ensuite. The basement includes the fourth bedroom, a recreation room, a 3-piece bathroom, and a convenient laundry area. Outside, the backyard features a cozy fire pit, and the parking pad with rear lane access is ready for future development. Move-in ready and filled with potential, this home is close to top amenities and natural beauty, a must see!

Listing Presented By:



Originally Listed by:  
Sweetly

RGuirguis12@hotmail.com



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
rsplant@telus.net