



## Edmonton Alberta

\$538,900

Beautifully maintained 2-storey home in the desirable community of Charlesworth, fully finished on all levels and designed for comfortable family living. The main floor features an open-concept layout with hardwood flooring and plenty of natural light, leading to a spacious two-tier deck perfect for outdoor enjoyment. The main floor also has a mudroom/office which can serve multiple purposes. Central A/C and a built-in central vacuum add everyday convenience. Upstairs, you'll find 3 well-proportioned bedrooms including a luxurious primary suite with a 4-PC ensuite, plus a central bonus room perfect for family movie nights. The finished basement includes a bedroom and a 3-PC bath as well as a rec-room that features counter-level plugs and could be converted to a kitchenette. The home is complete with a double attached garage, extra wide concrete driveway, 2 hot water tanks and a new roof (2025). Located near parks, shopping district and minutes away from the Anthony Henday offers unparalleled convenience. (id:6769)

Bedroom 4 2.81m x 3.44m

Recreation room 5.60m x 5.86m

Utility room 3.36m x 3.64m

Living room 3.88m x 4.57m

Kitchen 5.00m x 5.16m

Pantry 1.2 sq m

Office 1.98m.1.66m

Primary Bedroom 4.76m x 4.27m

Bedroom 2 3.61m x 3.79m

Bedroom 3 3.44m x 3.52m

Bonus Room 3.98m x 5.80m

Listing Presented By:



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Century 21 Leading

<https://radsells.com/>

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