



## Edmonton Alberta

\$699,000

Welcome to your dream home in Charlesworth! This bright and spacious 2,247 sq ft 2-storey offers 8 rooms, 3.5 baths, a double attached garage, and a fully finished basement with a second kitchen and SIDE ENTERANCE--perfect for extended family or a potential MORTGAGE HELPER. The open-concept layout is filled with natural light, featuring premium hardwood floors, a sunny bonus room, and a west-facing backyard with a deck and gas BBQ hook-up--ideal for entertaining. The chef's kitchen boasts a custom island and ample counter space for hosting family and friends. Downstairs, the basement includes 4 bedrooms, a full kitchen, and rough-in for a separate laundry--offering amazing flexibility. Just steps from parks, top-rated schools, and shopping, this home blends comfort, function, and opportunity. Whether you're upsizing, investing, or welcoming extended family, this one checks all the boxes! (id:6769)

Bedroom 4 8'10" x 9'

Bedroom 5 8'7" x 12'1"

Bedroom 6 11'11" x 7'

Additional bedroom 11'1" x 13'

Second Kitchen 11'6" x 4'1"

Other 12'1" x 5'

Living room 14'6" x 15'6"

Dining room 12'5" x 12'4"

Kitchen 12'5" x 12'3"

Den 13' x 9'10"

Family room 13' x 15'6"

Primary Bedroom 13'7" x 22'3"

Bedroom 2 10' x 10'

Bedroom 3 10'1" x 13'6"

Listing Presented By:



Originally Listed by:  
Royal Lepage Arteam Realty



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net