



## Edmonton Alberta

\$769,000

Custom-built CORNER LOT home in the desirable Charlesworth community! This bright, move-in-ready property offers excellent natural light throughout and features an oversized double garage (20.5' x 34') with premium upgrades including central A/C. The thoughtfully designed open-concept main floor showcases a spacious kitchen with quartz countertops, large island, walk-in pantry, and spice kitchen, along with a generous dining area. A main-floor den currently used as an office, plus laundry and mudroom with direct garage access, add everyday convenience. Step out onto the west-facing deck, perfect for evening enjoyment. The upper level offers a primary bedroom with luxurious ensuite and walk-in closet, two additional bedrooms, a full bathroom, and a large bonus room providing a second living space. The legal basement suite with separate entrance is tenant-occupied, with tenants willing to stay if desired. Fully landscaped with an extended deck, gazebo, and side alley access ideal for RV or boat storage. (id:6769)

Bonus Room Measurements not available

Bedroom 4 2.95 m X 2.93 m

Bedroom 5 2.48 m X 3.34 m

Bedroom 6 2.95 m X 4.29 m

Living room 4.68 m X 5.8 m

Dining room 4.16 m X 2.95 m

Kitchen 4.16 m X 3.4 m

Den 4.16 m X 2.95 m

Family room 5.53 m X 6.12 m

Primary Bedroom 4.54 m X 5.02 m

Bedroom 2 3.19 m X 3.52 m

Bedroom 3 4.24 m X 4.1 m

Listing Presented By:



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Initia Real Estate



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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

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