



## Edmonton Alberta

\$469,900

Welcome to this well-appointed duplex in one of Edmonton's top communities, Charlesworth! With over 1,700 sqft. of living space, offering 4 bedrooms and 2.5 bathrooms, this home is built for versatile living. The main floor flex bedroom is perfect as a home office, guest room, or additional living space. The unfinished basement features a separate entrance, presenting exciting future potential including the possibility of developing a legal suite to help offset your mortgage costs. A double detached garage rounds out the exterior with ample parking and storage. Situated in Charlesworth, you'll enjoy convenient access to parks, schools, shopping, and recreational facilities, plus quick connections to the Anthony Henday putting the rest of the city within easy reach. Whether you're a first-time buyer, growing family, or savvy investor, this home offers the space, location, and potential you've been looking for. (id:6769)

Living room 5.2 m x Measurements not available    Primary Bedroom 4.25 m x Measurements not available  
Dining room 4.12 m x Measurements not available    available  
Kitchen 4.41 m x Measurements not available    Bedroom 2 3.19 m x Measurements not available  
Bedroom 4 3.07 m x Measurements not available    Bedroom 3 3.5 m x Measurements not available  
Laundry room 1.78 m x Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence



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