



Edmonton Alberta

\$630,000

Rare opportunity to own a WALKOUT BASEMENT home in the desirable community of Charlesworth! This bright and well-maintained property offers a functional layout with large windows that bring in plenty of natural light. The main floor features a spacious living area with a cozy gas fireplace, perfect for everyday comfort and entertaining. A key highlight is the walkout basement, offering direct backyard access and great flexibility--ideal for extended family, future suite potential, or additional living space. Recent upgrades include no carpet throughout with brand-new vinyl flooring, plus central air conditioning and a hot water tank replaced in 2023 for added peace of mind. Located just minutes from Movati Athletic, Superstore, Walmart, shopping, schools, parks, and major routes. Quick access to Anthony Henday Drive makes commuting easy. Walkout homes in Charlesworth are highly sought after--don't miss this great opportunity! (id:6769)

Bedroom 4 3.33*3.80

Bedroom 5 2.34*4.78

Living room 4.17*4.33

Dining room 3.51*3.23

Kitchen 3.46*3.73

Family room 5.18*6.85

Den 4.06*2.57

Primary Bedroom 4.27*4.46

Bedroom 2 3.80*2.88

Bedroom 3 3.82*2.97

Bonus Room 5.18*6.85

Listing Presented By:



Originally Listed by:
MaxWell Polaris



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.