



## Edmonton Alberta

\$470,000

Welcome to this beautifully designed half duplex in the desirable community of Charlesworth, offering an excellent blend of space, comfort, and modern style. With over 1,600 sq. ft. of above-grade living space plus a fully developed 800 sq. ft. basement, this home features 4 bedrooms, 3.5 bathrooms, a den, and a double attached garage. The main floor includes a versatile front den or home office, a convenient 2 piece bath, and an open-concept layout connecting the kitchen, dining, and living areas ideal for everyday living and entertaining. The kitchen is well appointed with granite countertops, a large island with seating, and stainless steel appliances. The dining area overlooks the fully fenced backyard with a covered deck. Upstairs offers three spacious bedrooms, including a primary suite with walk-in closet and ensuite, plus a full bathroom. The finished basement includes a large rec room, fourth bedroom, and 3-piece bath. Close to schools, shopping, transit, Anthony Henday Drive, and the airport. (id:6769)

Bedroom 4 3.54 m X 3.85 m

Living room 3.99 m X 4.77 m

Dining room 3.04 m X 2.76 m

Kitchen 3.05 m X 3.88 m

Family room Measurements not available

Den 3 m X 2.47 m

Primary Bedroom 3.8 m X 4.79 m

Bedroom 2 3.13 m X 3.33 m

Bedroom 3 3 m X 2.93 m

Listing Presented By:



Originally Listed by:  
Initia Real Estate



**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.