



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	Bedroom 2 3.19 m x Measurements not available
Kitchen 4.41 m x Measurements not available	Bedroom 3 3.5 m x Measurements not available
Bedroom 4 3.07 m x Measurements not available	Laundry room 1.78 m x Measurements not available

Listing Presented By:



Originally Listed by:
RE/MAX Excellence

REMAX Elite
the place to be

REMAX ELITE

8104 160 Ave NW, Edmonton, AB,
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

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.