



## Edmonton Alberta

\$369,900

Calling all FIRST TIME HOMEBUYERS and growing families! Situated in the desirable community of Charlesworth, come see this turn-key duplex with NO CONDO FEES, FINISHED BASEMENT, CENTRAL A/C, and fully landscaped SOUTH FACING backyard with an eye-opening two-tier composite and cedar deck, and fire pit. Inside, the main floor greets you with an open concept design, complemented by abundant natural lighting, luxury VINYL PLANK flooring, and gas fireplace. The kitchen boasts GRANITE COUNTERTOPS with a matching kitchen island, S/S appliances, and plenty of cabinet space. Upstairs, you'll find a generously sized primary bedroom w/ TWO WALK-IN CLOSETS and 4PC ENSUITE, along with an equally spacious secondary bedroom w/ his and hers closets, and another full 4pc bathroom. Upgraded carpets in 2022. The fully finished basement was renovated into a versatile & modern family/rec room, and a spacious laundry room for additional storage. Very accessible to Anthony Henday, shopping, schools, and other amenities. (id:6769)

Family room 5.63 m X 3.75 m

Living room 3.08 m X 4.23 m

Dining room 2.8 m X 2.75 m

Kitchen 2.8 m X 3.12 m

Primary Bedroom 4.24 m X 3.88 m

Bedroom 2 3.96 m X 4.46 m

Listing Presented By:



Originally Listed by:  
MaxWell Progressive

<https://www.marcelrho.com/>

**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

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.