

## \$469,900 - 369 Charlesworth Drive, Edmonton

MLS® #E4449133

**\$469,900**

4 Bedroom, 2.50 Bathroom, 1,719 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to the Hills at Charlesworth, this beautiful 2 Storey half duplex with 4 bedrooms awaits you. 9' ceilings and over 1700 sq ft. of space in open concept design. Wide vinyl plank accents the main floor with carpet for comfortable winters upstairs. Wall insert electric fireplace. Great kitchen with quartz countertops and glossy white cabinets, also included are stainless steel appliances. Upstairs awaits with huge master bedroom w/ great walk in closet. 2 more bedrooms complete upstairs w/ another full washroom and upstairs laundry. Property also comes with SEPARATE SIDE ENTRANCE to basement with 2 windows which can be developed into in-law suite or income generating unit.

Built in 2019

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449133  |
| Price          | \$469,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,719     |
| Acres          | 0.00      |
| Year Built     | 2019      |



|          |               |
|----------|---------------|
| Type     | Single Family |
| Sub-Type | Half Duplex   |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 369 Charlesworth Drive |
| Area        | Edmonton               |
| Subdivision | Charlesworth           |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6X 2G5                |

### Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke |
| Parking   | Double Garage Detached               |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                       |
| Stories           | 2                                                                                               |
| Has Basement      | Yes                                                                                             |
| Basement          | Full, Unfinished                                                                                |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Stone, Vinyl                                                                                |
| Foundation        | Concrete Perimeter                                                                                |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 12              |
| Zoning         | Zone 53         |

HOA Fees 210

HOA Fees Freq. Annually

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Listing information last updated on August 3rd, 2025 at 3:47pm MDT