

# **\$549,000 - 217 Charlesworth Drive, Edmonton**

MLS® #E4465217

**\$549,000**

6 Bedroom, 4.00 Bathroom, 1,832 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

**\*2-BEDROOM LEGAL SUITE\* \*MAIN FLOOR  
BEDROOM AND FULL BATHROOM\***

Welcome to this beautifully designed house featuring modern finishes and thoughtful details throughout! The main floor offers a bedroom and full bathroom, ideal for guests or extended family. The contemporary kitchen is equipped with top-of-the-line appliances, complemented by sleek glass railings and a covered deck for year-round enjoyment. Upstairs, youâ€™™ll find a spacious primary suite with its own ensuite, two additional bedrooms, another full bathroom, and a cozy bonus room â€” perfect for family relaxation. Convenient second-floor laundry with sink adds everyday ease. The home also includes a 2-bedroom legal basement suite for rental income or extended living, a double detached garage, and central air conditioning for ultimate comfort. Transit and school bus pickup right in front of the house! Located just minutes from The Hills Plaza for shopping and dining, this home truly combines modern style, functionality, and investment potential!

Built in 2023

## **Essential Information**

MLS® # E4465217

Price \$549,000



|                |               |
|----------------|---------------|
| Bedrooms       | 6             |
| Bathrooms      | 4.00          |
| Full Baths     | 4             |
| Square Footage | 1,832         |
| Acres          | 0.00          |
| Year Built     | 2023          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 217 Charlesworth Drive |
| Area        | Edmonton               |
| Subdivision | Charlesworth           |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6X 2W2                |

### Amenities

|           |                                                                                                            |
|-----------|------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Closet Organizers, No Animal Home, No Smoking Home, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached                                                                                     |

### Interior

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Stove-Electric, Stove-Gas, Dryer-Two, Refrigerators-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                    |
| Stories           | 2                                                                                                                                                            |
| Has Suite         | Yes                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                          |
| Basement          | Full, Finished                                                                                                                                               |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                 |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Golf Nearby, Landscaped, |

Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | Ellerslie Campus School    |
| Middle     | Ellerslie Campus School    |
| High       | Elder Dr. Francis Whiskeyj |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 8th, 2025 |
| Days on Market | 9                  |
| Zoning         | Zone 53            |
| HOA Fees       | 220                |
| HOA Fees Freq. | Annually           |

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Listing information last updated on November 17th, 2025 at 12:17am MST