# \$494,900 - 720 Charlesworth Way, Edmonton

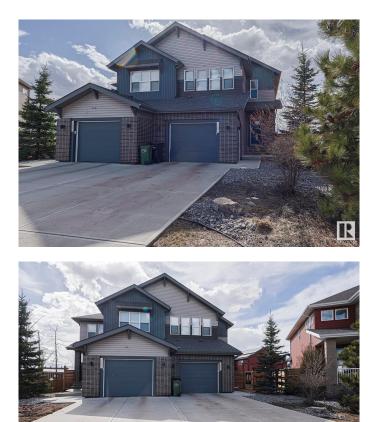
MLS® #E4430682

#### \$494,900

3 Bedroom, 2.50 Bathroom, 1,646 sqft Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to 720 Charlesworth WY! This 2 Storey half duplex boosts over 1640 sqft and has both central air-conditioner and a heated oversized single car garage with a side door. The fenced and fully landscaped lot that the home sits on is one of the largest in the area. Upon entering the main floor you're greeted with a spacious kitchen with cabinets finished to the ceiling, quartz countertop & large corner pantry. The living room has large windows allowing the room to fill with natural light showcasing a beautiful gas fireplace with stone and mantle. A garden door will take you out to the deck where you can BBQ with your natural gas hook up and enjoy the peace and quiet. Upstairs you will find a large primary with a walk in closet and ensuite with a stand up shower and double vanity. 2 more great sized bedrooms, full bath & laundry complete the 2nd floor. The basement is untouched and ready to be developed. Can't wait for you to view! Disc course, skating loop, play-ground & plaza are all walking distance.





Built in 2015

### **Essential Information**

| MLS® #   | E4430682  |
|----------|-----------|
| Price    | \$494,900 |
| Bedrooms | 3         |

| Bathrooms      | 2.50          |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,646         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Туре           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

# **Community Information**

| Address     | 720 Charlesworth Way |
|-------------|----------------------|
| Area        | Edmonton             |
| Subdivision | Charlesworth         |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6X 2E9              |

## Amenities

| Amenities | Air Conditioner, Ceiling 9 ft., Deck, No Animal Home, No Smoking Home |
|-----------|---|
| Parking   | Single Garage Attached  |

### Interior

| Interior Features | ensuite bathroom   |
|-------------------|--|
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, |
|                   | Washer, Window Coverings   |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |
| Exterior          |  |
| Exterior          | Wood, Asphalt, Brick, Vinvl  |

| Exterior          | wood, Asphall, Brick, Vinyi                                      |  |
|-------------------|--|--|
| Exterior Features | Backs Onto Park/Trees, Cross Fenced, Environmental Reserve, Flat |  |
|                   | Site, Landscaped, Public Transportation, Shopping Nearby         |  |
| Roof              | Asphalt Shingles   |  |

| Construction | Wood, Asphalt, Brick, Vinyl |
|--------------|-----------------------------|
| Foundation   | Concrete Perimeter          |

### **Additional Information**

| Date Listed    | April 13th, 2025 |
|----------------|------------------|
| Days on Market | 106              |
| Zoning         | Zone 53          |
| HOA Fees       | 210              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on July 28th, 2025 at 4:17pm MDT