

## \$609,900 - 197 Charlesworth Drive, Edmonton

MLS® #E4444806

**\$609,900**

4 Bedroom, 3.50 Bathroom, 1,642 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Charming Charlesworth two storey has a self contained LEGAL SUITE! This unique home is the Sonata built by Jayman and offers solar panels, triple pane windows, TWO high efficiency furnaces & TWO tankless hot water systems PLUS the upper and lower levels each have their own laundry facilities. The Main level has a huge living room and just steps up is the dining room which overlooks the living area. Perfectly designed u-shaped kitchen with quartz counter tops and stainless steel appliances. The second level offers three good sized bedrooms including the primary suite with walk-in closet and five pce. ensuite. A second full bathroom and laundry closet are located here. The suite has a large bedroom with walk-in closet & full bath. Kitchen and living room are spacious and open. 22 x 22 garage and a good sized deck are located in the south facing, fenced back yard. Great location close to shopping and with quick access to the Anthony Henday for commuters!

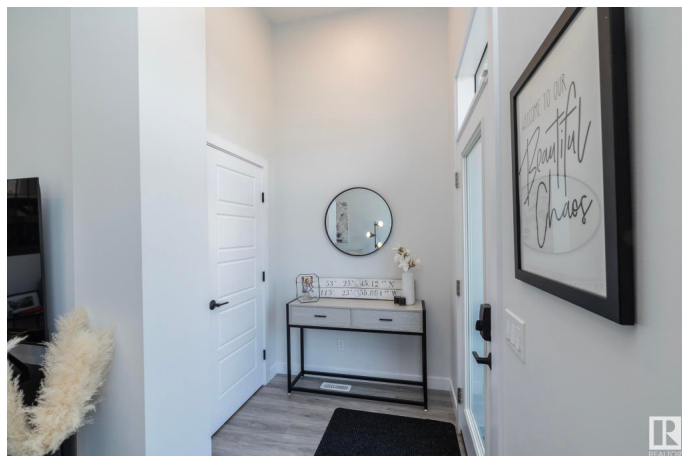
Built in 2020

### Essential Information

MLS® # E4444806

Price \$609,900

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,642
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	197 Charlesworth Drive
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2W2

### Amenities

Amenities	Air Conditioner, Deck
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stacked Washer/Dryer, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Landscaped, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 27th, 2025
Days on Market	37
Zoning	Zone 53
HOA Fees	200
HOA Fees Freq.	Annually

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Listing information last updated on August 3rd, 2025 at 1:47pm MDT