

## **\$574,900 - 723 57 Street, Edmonton**

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MLS® #E4445248

**\$574,900**

3 Bedroom, 3.00 Bathroom, 1,967 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Step into over 2609 SQ.FT of beautifully designed living space in this exceptionally well-maintained 2013 BUILT AIR-CONDITIONED modern home. With 1967 sq.ft. above ground and a fully finished 642 sq.ft basement, this property perfectly balances style, functionality, & comfort. The OPEN-CONCEPT main floor is an entertainerâ€™s dream, featuring a GOURMET KITCHEN w GRANITE COUNTERTOP, spacious pantry, and a cozy breakfast nook. The inviting living & dining areas flow seamlessly onto LARGE DECK perfect for relaxing or hosting guests. A 2-pc bath & laundry room with SINK completes the main level. Upstairs, youâ€™ll find 3 generously sized BEDROOMS, incl. a luxurious primary bedroom, along with 2 full BATHS & a BONUS ROOM. The FULLY FINISHED BASEMENT adds even more versatile living space and is completed with a STYLISH WINE BAR, a REC ROOM, and an additional half bath. DOUBLE ATTACHED GARAGE offers added convenience. Home is located on a quite CUL-DE-SAC and is walking distance to a pond and walking trails!!

Built in 2013

### **Essential Information**

MLS® #

E4445248



Price	\$574,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,967
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	723 57 Street
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0G6

### Amenities

Amenities	Air Conditioner, Deck, No Animal Home, No Smoking Home, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 2nd, 2025
Days on Market	1
Zoning	Zone 53

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Listing information last updated on July 3rd, 2025 at 7:02pm MDT