

\$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	20
Zoning	Zone 53
HOA Fees	200
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 17th, 2025 at 9:17pm MDT