# \$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

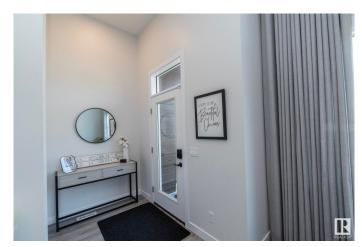
# **Essential Information**

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

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