

## \$439,900 - 391 Charlesworth Drive, Edmonton

MLS® #E4431238

**\$439,900**

3 Bedroom, 2.50 Bathroom, 1,511 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to the Hills at Charlesworth! This lovely half duplex is the property you've been waiting for. The 'Verde' half duplex by Jayman BUILT has 9' ceilings, laminate flooring on the main, triple pane windows, tankless hot water system, HRV and High efficiency (96%) furnace. Stainless steel appliances are also included. Spacious and open main floor with great room & dining area. Kitchen is u-shaped with a flush eating bar, pantry & quartz counter tops. Closets at front & back entry & 2 pcs. powder room conveniently located near the basement stairs. The second floor has a large owners suite with walk in closet & full ensuite bath; two more good sized bedrooms & a second full bath complete this level. This home includes front & back landscaping, 11' x 10' deck and a double detached garage. Nothing to do but move in and enjoy your new home!

Built in 2018

### Essential Information

MLS® #	E4431238
Price	\$439,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,511



Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	391 Charlesworth Drive
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2G5

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 16th, 2025
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Days on Market 65  
Zoning Zone 53  
HOA Fees 200  
HOA Fees Freq. Annually

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