

## \$485,000 - 209 Charlesworth Drive, Edmonton

MLS® #E4452764

**\$485,000**

3 Bedroom, 2.50 Bathroom, 1,450 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Immaculate and better than new! Built in 2021 by Jayman, this 1,450 sq.ft., 3 bed, 2.5 bath beauty in The Hills at Charlesworth blends style, function, and efficiency. The open main floor features a bright living room with fireplace on a custom painted feature wall, dining area, and a stunning kitchen with island, gas stove, stainless appliances, and custom cabinets. Upstairs offers 3 spacious bedrooms, 4-pc main bath, and a primary retreat with walk-in closet and 4-pc ensuite. South-facing yard with covered deck, oversized double garage with high door/ceilings for a large truck, plus extra side parking. Upstairs laundry and separate entrance to an unfinished basement with legal suite potential. Jayman's Core Performance features, tankless hot water & solar panels, keep costs down. Located in Edmonton's award-winning community (2022 & 2023) with solar-lit playground, ice ribbon, golf, shopping, and fast Anthony Henday access. Don't miss out!

Built in 2021

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4452764  |
| Price     | \$485,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,450                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 209 Charlesworth Drive |
| Area        | Edmonton               |
| Subdivision | Charlesworth           |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6X 2W2                |

### Amenities

|                |                                                                                                         |
|----------------|---------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Deck, Hot Water Tankless, No Animal Home, No Smoking Home, Vinyl Windows, HRV System |
| Parking Spaces | 3                                                                                                       |
| Parking        | Double Garage Detached, Insulated, Over Sized                                                           |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                              |
| Fireplace         | Yes                                                                                                                    |
| Fireplaces        | Insert                                                                                                                 |
| Stories           | 2                                                                                                                      |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Full, Unfinished                                                                                                       |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                 |
| Exterior Features | Back Lane, Fruit Trees/Shrubs, Golf Nearby, Low Maintenance |

|              |                                                                               |
|--------------|-------------------------------------------------------------------------------|
|              | Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                                                              |
| Construction | Wood, Vinyl                                                                   |
| Foundation   | Concrete Perimeter                                                            |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 5                 |
| Zoning         | Zone 53           |
| HOA Fees       | 210               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on August 17th, 2025 at 10:02pm MDT