

Courtesy Of Nam Kular Of KIC Realty

\$449,900 - 216 61 Street, Edmonton

MLS® #E4426787

\$449,900

3 Bedroom, 2.50 Bathroom, 1,615 sqft
Single Family on 0.00 Acres

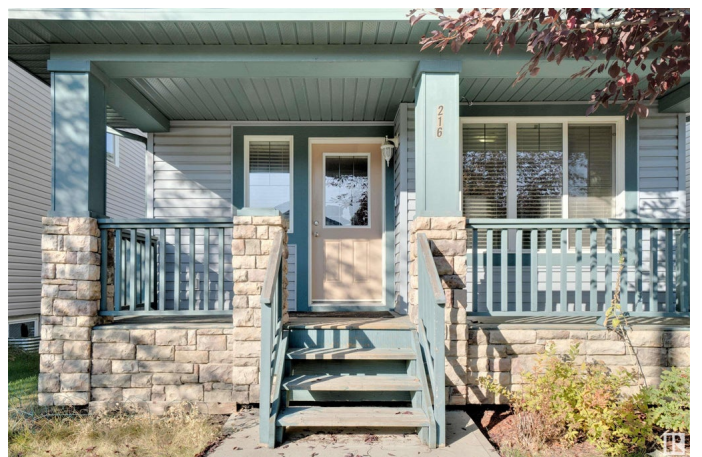
Charlesworth, Edmonton, AB

Welcome to this beautifully maintained home, ideally situated on a regular lot in the highly sought-after community of Charlesworth. Conveniently located close to all amenities, this property offers the perfect blend of comfort and modern living. The main floor features soaring 9-foot ceilings, creating an airy and spacious atmosphere. Enjoy the open-concept living area, seamlessly connecting the contemporary kitchen, complete with ample cabinetry and modern appliances, to the inviting dining space. A versatile office or den is thoughtfully tucked away at the back, providing privacy and functionality. Step outside to a fully landscaped and fenced backyard, offering a private retreat for relaxation and entertaining. The detached garage adds convenience and additional storage options. Upstairs, you'll find three generously sized bedrooms. The primary suite boasts a massive walk-in closet and a luxurious ensuite, providing a serene escape at the end of the day. Great option for a new family!

Built in 2007

Essential Information

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|--------|-----------|
| MLS® # | E4426787 |
| Price | \$449,900 |



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,615 |
| Acres | 0.00 |
| Year Built | 2007 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------|
| Address | 216 61 Street |
| Area | Edmonton |
| Subdivision | Charlesworth |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6X 0E6 |

Amenities

| | |
|----------------|---|
| Amenities | Ceiling 9 ft., Closet Organizers, No Animal Home, No Smoking Home |
| Parking Spaces | 4 |
| Parking | Double Garage Detached |

Interior

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

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Landscaped, Level Land, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

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|-------------|------------------|
| Date Listed | March 21st, 2025 |
|-------------|------------------|

| | |
|----------------|----|
| Days on Market | 18 |
|----------------|----|

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|--------|---------|
| Zoning | Zone 53 |
|--------|---------|

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Listing information last updated on April 8th, 2025 at 7:02pm MDT