

## \$579,900 - 723 57 Street, Edmonton

MLS® #E4429153

**\$579,900**

3 Bedroom, 3.00 Bathroom, 1,968 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Just steps from loads of parks and amenities in the fantastic community of Charlesworth. This AIR CONDITIONED 1967 square-foot two-story has been fully finished and extensively upgraded. Features hardwood flooring and ceramic tile through the main floor. There is a gas fireplace in the great room off of the large island kitchen complete with granite counters, loads of cabinets, stainless steel appliances with a gas range and a pantry. Upstairs are 3 large bedrooms including a spacious master suite with walk in closet and 5 piece bathroom. The large bonus room overlooking the quiet cul-de-sac completes the upper level. The brand new fully finished basement is simply stunning and a fantastic space for entertaining or kicking back with the family. Features a breathtaking wet bar, large rec area and half bathroom. The large composite deck with upgraded aluminum and glass railings is the cherry on top. Truly a warm and inviting home for your family and friends.

Built in 2013

### Essential Information

MLS® # E4429153

Price \$579,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 1,968                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 723 57 Street |
| Area        | Edmonton      |
| Subdivision | Charlesworth  |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 0G6       |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Natural Gas BBQ Hookup |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Cul-De-Sac, Fenced, Low Maintenance Landscape, Playground Nearby, |

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

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 22              |
| Zoning         | Zone 53         |

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Listing information last updated on April 26th, 2025 at 12:32pm MDT