

## \$599,900 - 197 Charlesworth Drive, Edmonton

MLS® #E4452739

**\$599,900**

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® # E4452739

Price \$599,900

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    | August 13th, 2025 |
| Days on Market | 22                |
| Zoning         | Zone 53           |
| HOA Fees       | 200               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on September 4th, 2025 at 4:32am MDT