

\$549,000 - 217 Charlesworth Drive, Edmonton

MLS® #E4465217

\$549,000

6 Bedroom, 4.00 Bathroom, 1,832 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

***2-BEDROOM LEGAL SUITE* *MAIN FLOOR
BEDROOM AND FULL BATHROOM***

Welcome to this beautifully designed house featuring modern finishes and thoughtful details throughout! The main floor offers a bedroom and full bathroom, ideal for guests or extended family. The contemporary kitchen is equipped with top-of-the-line appliances, complemented by sleek glass railings and a covered deck for year-round enjoyment. Upstairs, youâ€™™ll find a spacious primary suite with its own ensuite, two additional bedrooms, another full bathroom, and a cozy bonus room â€“ perfect for family relaxation. Convenient second-floor laundry with sink adds everyday ease. The home also includes a 2-bedroom legal basement suite for rental income or extended living, a double detached garage, and central air conditioning for ultimate comfort. Transit and school bus pickup right in front of the house! Located just minutes from The Hills Plaza for shopping and dining, this home truly combines modern style, functionality, and investment potential!

Built in 2023

Essential Information

MLS® # E4465217

Price \$549,000



Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,832
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	217 Charlesworth Drive
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2W2

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, No Animal Home, No Smoking Home, 9 ft. Basement Ceiling
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Stove-Electric, Stove-Gas, Dryer-Two, Refrigerators-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Golf Nearby, Landscaped,

Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Ellerslie Campus School
Middle	Ellerslie Campus School
High	Elder Dr. Francis Whiskeyj

Additional Information

Date Listed	November 8th, 2025
Zoning	Zone 53
HOA Fees	220
HOA Fees Freq.	Annually

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Listing information last updated on November 8th, 2025 at 8:02pm MST