

# **\$519,900 - 268 Charlesworth Drive, Edmonton**

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MLS® #E4440747

**\$519,900**

3 Bedroom, 2.50 Bathroom, 1,451 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

**\*\*FORMER BEDROCK**

**SHOW-HOME\*\*CORNER LOT\*\*FIRST YEAR  
NEW HOME WARRANTY TILL**

**AUGUST\*\*FULLY UPGRADED\*\***A stylish and

functional two-storey home in one of Edmonton's most desirable family communities. With Almost 1,450 sq. ft. of above-grade living space, this property features three spacious bedrooms, including a primary suite with a walk-in closet and private ensuite, plus two full bathrooms and a main floor powder room for guests. The open-concept kitchen flows seamlessly into the bright living and dining areas, making it ideal for entertaining and everyday living. Upstairs, enjoy the convenience of a dedicated laundry room and smartly designed storage throughout. Perfectly located near scenic walking trails, parks, playgrounds, and schools, this home offers the comfort of suburban living with easy access to major roads, shopping, and public transit. Whether you're a first-time buyer or upgrading, this home delivers modern finishes, functional space, and the warmth of a true family neighborhood.

Built in 2019

## **Essential Information**

MLS® #

E4440747



Price	\$519,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,451
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	268 Charlesworth Drive
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2P4

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Detectors Smoke
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	None
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Back Lane Nearby, Schools, Shopping M
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter



**Additional Information**

Date Listed	June 5th, 2025
Days on Market	11
Zoning	Zone 53
HOA Fees	250
HOA Fees Freq.	Annually

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