

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

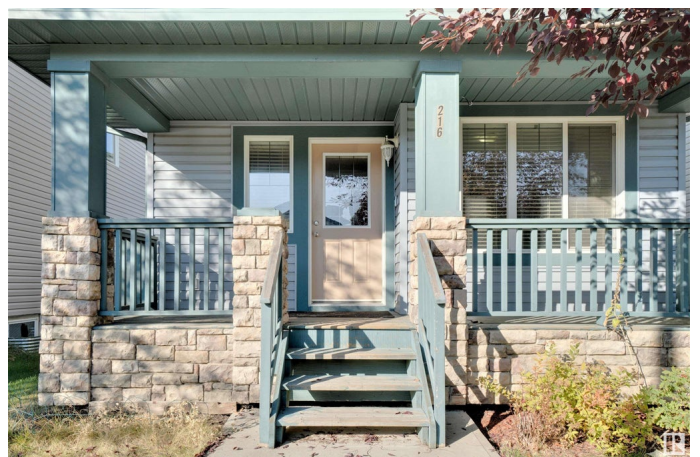
Charlesworth, Edmonton, AB

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

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**

Date Listed            March 21st, 2025

Days on Market      15

Zoning                 Zone 53

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 5th, 2025 at 1:02pm MDT