

## **\$454,900 - 261 Charlesworth Drive Sw, Edmonton**

MLS® #E4270613

### **\$454,900**

3 Bedroom, 3.00 Bathroom, 1,619 sqft  
Single Family on 0 Acres

Charlesworth, Edmonton, AB

Charlesworth is a wonderful family oriented community in South Edmonton. Close to great shopping and amenities and with quick access to The Henday! The Opus 20 by Jayman BUILT is an amazing 1620 sq.ft. two story with Jayman's energy efficient features including solar panels, triple pane windows, tankless hot water system, HRV and smart technology. The main floor offers luxury vinyl plank flooring & 9' ceilings and an open great room design. Spacious dining area; kitchen with quartz countertops, double pantry & island with flush eating bar. The second floor offers a spacious owners suite with walk in closet & full ensuite; a bonus family room, two more bedrooms and a second full bath PLUS the laundry closet is on this level. This is the perfect family home!



Built in 2021

### **Essential Information**

MLS® #	E4270613
Price	\$454,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,619
Acres	0.00

Year Built	2021
Type	Single Family
Sub-Type	Residential Detached Single Family
Style	2 Storey
Status	ACTIVE

### Community Information

Address	261 Charlesworth Drive Sw
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2P4

### Amenities

Features	Ceiling 9 ft., Tankless Hot Water
Parking Spaces	2
Parking	Parking Pad Cement or Paved

### Interior

Interior	Carpet, Vinyl Plank
Interior Features	Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric, Oven-Microwave
Heating	Forced Air-1
Bedrooms on Main Level	N
Has Basement	Yes
Basement	Full, Unfinished
# of Stories	2

### Exterior

Exterior	Vinyl
Exterior Features	Back Lane, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood Frame
Foundation	Concrete

### Additional Information

HOA Fees	200.00
----------	--------

HOA Fees Freq. Annually

Listing information last updated on January 22nd, 2022 at 11:01pm MST