# \$548,900 - 722 Charlesworth Way, Edmonton

MLS® #E4438487

# \$548,900

3 Bedroom, 2.50 Bathroom, 1,776 sqft Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

One of the biggest Dolce vita's show home duplex, beautifully painted with pastel colors & wrapped in wall papers, centrally air-conditioned, built on 8500+ sqft pie-shaped lot. Heated tandem garage (painted, 14 feet ceiling with chandeliers, side door) to walk through big pantry to spacious kitchen with 2 toned & tinted glass cabinetry & quartz countertop. Main floor & basement having 9 feet ceiling, electric fireplace, ample storage, large size windows in living area with great view of the creek & natural day light. 3 bed rooms, 2.5 bathrooms (5 piece ensuite bathroom & double vanity), bonus room & laundry on upper floor. Decorated with 10k worth of customized window coverings & curtains, high end finishing, wall papers and quartz countertops with lots of storage space. Creek facing, landscaped, fenced backyard surrounded by fruit trees with finished deck, fire pit, 15 feet wide side entrance with custom door. Alum/stone outdoor finish having concrete entrance make this dwelling one of kind properties.

Built in 2015

### **Essential Information**

MLS® # E4438487 Price \$548,900





Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,776

Acres 0.00

Year Built 2015

Type Single Family

Sub-Type Half Duplex

Style 2 Storey

Status Active

# **Community Information**

Address 722 Charlesworth Way

Area Edmonton

Subdivision Charlesworth

City Edmonton
County ALBERTA

Province AB

Postal Code T6X 2E9

#### **Amenities**

Amenities Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke,

Exterior Walls- 2"x6", Fire Pit, Hot Water Natural Gas, Low Flow Faucets/Shower, No Animal Home, No Smoking Home, See Remarks,

Natural Gas BBQ Hookup

Parking Spaces 6

Parking Heated, Insulated, Single Garage Attached, Tandem, See Remarks

Is Waterfront Yes

# Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood

Fan, Refrigerator, Stove-Electric, Washer, Water Softener, TV Wall

Mount, Curtains and Blinds, Garage Heater

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Glass Door, Remote Control, Wall Mount

Stories 2

Has Basement Yes

Basement Full, Unfinished

# **Exterior**

Exterior Wood, Metal, Stone, Vinyl

Exterior Features Backs Onto Park/Trees,

Trees/Shrubs, Landscaped,

Remarks

Roof Asphalt Shingles

Construction Wood, Metal, Stone, Vinyl

Foundation Slab

# **Additional Information**

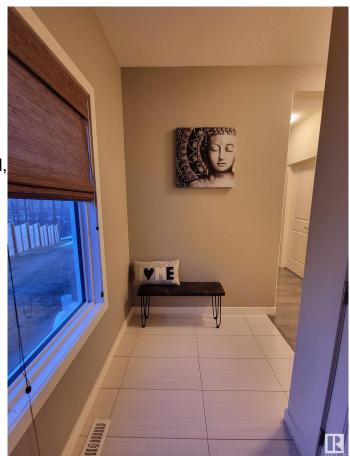
Date Listed May 25th, 2025

Days on Market 69

Zoning Zone 53

HOA Fees 210

HOA Fees Freq. Annually



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