

## \$389,900 - 6426 1a Avenue, Edmonton

MLS® #E4455467

**\$389,900**

2 Bedroom, 2.50 Bathroom, 1,154 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to this bright, renovated half-duplex in the peaceful community of Charlesworth! Designed for modern living, the open-concept layout features a stunning kitchen with granite counters, stainless steel appliances, & an eating bar—perfect for the home chef. Enjoy the comfort of a brand-new roof and a handy half bath on the main floor (&not in kitchen). Upstairs, the spacious primary suite offers a walk-in closet and 4-piece ensuite. A second large bedroom and full bath make an ideal setup for kids, guests, family, or a home office. The fully finished basement adds a large rec room—flexible space with potential for a third bedroom. Bonus: all bathrooms come with bidets! Step outside to a landscaped backyard with a deck, great for BBQs and entertaining. The insulated, oversized single garage with rubber flooring is perfect for parking, storage, or a home gym. Close to schools, shopping, the airport & golf—this gem blends suburban calm with city convenience. A must-see!

Built in 2006

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4455467  |
| Price     | \$389,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,154         |
| Acres          | 0.00          |
| Year Built     | 2006          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6426 1a Avenue |
| Area        | Edmonton       |
| Subdivision | Charlesworth   |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 0B5        |

### Amenities

|                |                                                                                             |
|----------------|---------------------------------------------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, Front Porch, No Smoking Home, Patio, Storage-In-Suite, Vinyl Windows |
| Parking Spaces | 2                                                                                           |
| Parking        | Insulated, Over Sized, Single Garage Attached                                               |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Fireplace         | Yes                                                                                                                                   |
| Fireplaces        | Insert                                                                                                                                |
| Stories           | 3                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                        |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                   |
| Exterior Features | Airport Nearby, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, |

No Back Lane, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | Ellerslie Campus, St. Rich |
| Middle     | Ellerslie Campus, Holy Fam |
| High       | J. Percey Page, Holy Trini |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 30th, 2025 |
| Days on Market | 20                |
| 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 September 19th, 2025 at 2:33pm MDT