

# \$485,000 - 209 Charlesworth Drive, Edmonton

MLS® #E4452764

**\$485,000**

3 Bedroom, 2.50 Bathroom, 1,450 sqft  
Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Immaculate and better than new! Built in 2021 by Jayman, this 1,450 sq.ft., 3 bed, 2.5 bath beauty in The Hills at Charlesworth blends style, function, and efficiency. The open main floor features a bright living room with fireplace on a custom painted feature wall, dining area, and a stunning kitchen with island, gas stove, stainless appliances, and custom cabinets. Upstairs offers 3 spacious bedrooms, 4-pc main bath, and a primary retreat with walk-in closet and 4-pc ensuite. South-facing yard with covered deck, oversized double garage with high door/ceilings for a large truck, plus extra side parking. Upstairs laundry and separate entrance to an unfinished basement with legal suite potential. Jayman's Core Performance features, tankless hot water & solar panels, keep costs down. Located in Edmonton's award-winning community (2022 & 2023) with solar-lit playground, ice ribbon, golf, shopping, and fast Anthony Henday access. Don't miss out!

Built in 2021

## Essential Information

MLS® #	E4452764
Price	\$485,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,450
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	209 Charlesworth Drive
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2W2

### Amenities

Amenities	On Street Parking, Deck, Hot Water Tankless, No Animal Home, No Smoking Home, Vinyl Windows, HRV System
Parking Spaces	3
Parking	Double Garage Detached, Insulated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fruit Trees/Shrubs, Golf Nearby, Low Maintenance

Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed August 13th, 2025  
Days on Market 1  
Zoning Zone 53

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