

## **\$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      89  
Zoning      Zone 53  
HOA Fees      210  
HOA Fees Freq.      Annually



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