

## \$643,000 - 224 54 Street, Edmonton

MLS® #E4451469

**\$643,000**

7 Bedroom, 3.50 Bathroom, 2,237 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to your dream home in Charlesworth! This bright and spacious 2,247 sq ft 2-storey offers 8 rooms, 3.5 baths, a double attached garage, and a fully finished basement with a second kitchen and SIDE ENTERANCE—perfect for extended family or a potential MORTGAGE HELPER. The open-concept layout is filled with natural light, featuring premium hardwood floors, a sunny bonus room, and a west-facing backyard with a deck and gas BBQ hook-up—ideal for entertaining. The chef's kitchen boasts a custom island and ample counter space for hosting family and friends. Downstairs, the basement includes 4 bedrooms, a full kitchen, and rough-in for a separate laundry—offering amazing flexibility. Just steps from parks, top-rated schools, and shopping, this home blends comfort, function, and opportunity. Whether you're upsizing, investing, or welcoming extended family, this one checks all the boxes!



Built in 2009

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4451469  |
| Price     | \$643,000 |
| Bedrooms  | 7         |
| Bathrooms | 3.50      |

|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,237                  |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 224 54 Street |
| Area        | Edmonton      |
| Subdivision | Charlesworth  |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 0L4       |

### Amenities

|           |                                                                                                                                                                    |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached                                                                                                                                             |

### Interior

|                   |                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Refrigerators-Two, TV Wall Mount, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                            |
| Stories           | 3                                                                                                                                                                    |
| Has Suite         | Yes                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                                                       |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stone, Vinyl |
| Exterior Features | Fenced             |

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

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Ellerslie , Corpus Christi |
| Middle     | Ellerslie , Corpus Christi |
| High       | Page, Whisky JK, Holy Tnty |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 17               |
| Zoning         | Zone 53          |

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Listing information last updated on August 23rd, 2025 at 2:32pm MDT