

Courtesy Of Sunny Gill Of Exp Realty

## \$515,000 - 123 54 Street, Edmonton

MLS® #E4422019

**\$515,000**

3 Bedroom, 2.50 Bathroom, 1,626 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Step inside this welcoming home in the heart of Charlesworth, where comfort and style blend seamlessly. Imagine a bright, open living space highlighted by a cozy gas fireplace that invites you to relax after a long day. The spacious kitchen, a true heart of the home, features plenty of cabinets, ample counter space, and a huge walk-through pantry, making everyday cooking a delight. Upstairs, the primary suite offers a private retreat with generous closet space and a full ensuite designed for relaxation. Two additional well-proportioned bedrooms share a beautifully appointed bath, ensuring everyone has a peaceful space to call their own. A fully fenced backyard awaits outside, perfect for summer gatherings, family fun, and outdoor play. A double attached garage adds extra storage and space for your hobbies or vehicles. With grocery stores, schools, parks, and convenient access to major routes and the airport all nearby, this home paints a picture of effortless living in a vibrant, family-friendly com

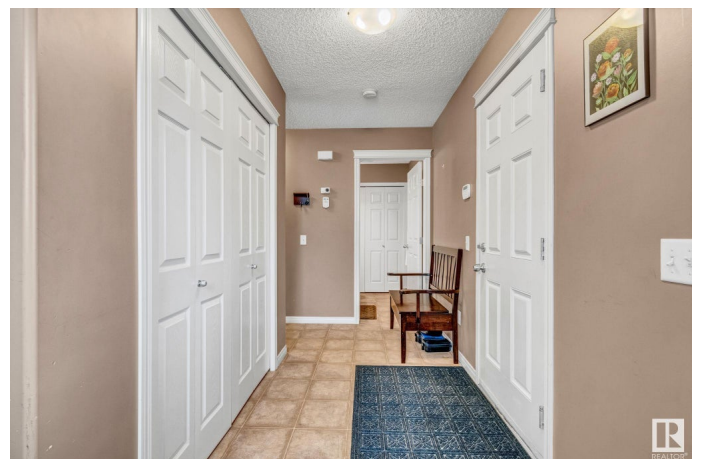
Built in 2011

### Essential Information

MLS® # E4422019

Price \$515,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,626                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |               |
|-------------|---------------|
| Address     | 123 54 Street |
| Area        | Edmonton      |
| Subdivision | Charlesworth  |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 0L3       |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Deck, Gazebo, No Smoking Home, Vinyl Windows |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached                       |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Tile Surround  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, |

Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby

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

### **School Information**

Elementary Ellerslie Campus School  
Middle Ellerslie Campus School  
High Elder Dr. Francis Whiskeyj

### **Additional Information**

Date Listed February 19th, 2025  
Days on Market 59  
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 April 19th, 2025 at 6:47am MDT