

## \$449,900 - 216 61 Street, Edmonton

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MLS® #E4426787

**\$449,900**

3 Bedroom, 2.50 Bathroom, 1,615 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to this beautifully maintained home, ideally situated on a regular lot in the highly sought-after community of Charlesworth. Conveniently located close to all amenities, this property offers the perfect blend of comfort and modern living. The main floor features soaring 9-foot ceilings, creating an airy and spacious atmosphere. Enjoy the open-concept living area, seamlessly connecting the contemporary kitchen, complete with ample cabinetry and modern appliances, to the inviting dining space. A versatile office or den is thoughtfully tucked away at the back, providing privacy and functionality. Step outside to a fully landscaped and fenced backyard, offering a private retreat for relaxation and entertaining. The detached garage adds convenience and additional storage options. Upstairs, you'll find three generously sized bedrooms. The primary suite boasts a massive walk-in closet and a luxurious ensuite, providing a serene escape at the end of the day. Great option for a new family!

Built in 2007

### Essential Information

MLS® # E4426787

Price \$449,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,615
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	216 61 Street
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0E6

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Detached

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Landscaped, Level Land, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby

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

**Additional Information**

Date Listed	March 21st, 2025
Days on Market	27
Zoning	Zone 53

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Listing information last updated on April 17th, 2025 at 10:02am MDT