

## \$517,000 - 266 Charlesworth Drive, Edmonton

MLS® #E4436579

**\$517,000**

3 Bedroom, 2.50 Bathroom, 1,692 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Stunning Former Show Home in The Hills at Charlesworth – Luxury Living at Its Finest! This magnificent single-family home, a former Bedrock Homes show home, is loaded with high-end upgrades and designed for modern comfort. The bright, open-concept main floor features a cozy Vapor fireplace, elegant wall art, and a gourmet kitchen with premium countertops, sleek cabinetry, and top-tier appliances. The adjacent dining area includes a built-in wine cellar and beverage cooler, perfect for entertaining. A convenient half bathroom completes the main level. Upstairs, you’ll find three generously sized bedrooms, including a spacious master suite with a walk-in closet and a luxurious ensuite. The upper-floor laundry adds practicality to daily living. Outside, the double detached insulated garage provides ample storage and protection from the elements. This home combines show-home quality with everyday living. Don’t miss this rare opportunity in a prime Edmonton location.

Built in 2019

### Essential Information

MLS® # E4436579

Price \$517,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,692                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 266 Charlesworth Drive |
| Area        | Edmonton               |
| Subdivision | Charlesworth           |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6X 2P4                |

### **Amenities**

|           |                                                                  |
|-----------|------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, No Animal Home, Smart/Program. Thermostat |
| Parking   | Double Garage Detached                                           |

### **Interior**

|                   |                                                                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, Wine/Beverage Cooler |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                        |
| Stories           | 2                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                              |
| Basement          | Full, Unfinished                                                                                                                                                                 |

### **Exterior**

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior          | Wood, Vinyl                                            |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                       |
| Construction      | Wood, Vinyl                                            |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 15th, 2025  
Days on Market                53  
Zoning                              Zone 53  
HOA Fees                         200  
HOA Fees Freq.                Annually

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