

## \$449,900 - 366 Charlesworth Drive, Edmonton

MLS® #E4447399

**\$449,900**

4 Bedroom, 3.50 Bathroom, 1,268 sqft

Single Family on 0.00 Acres

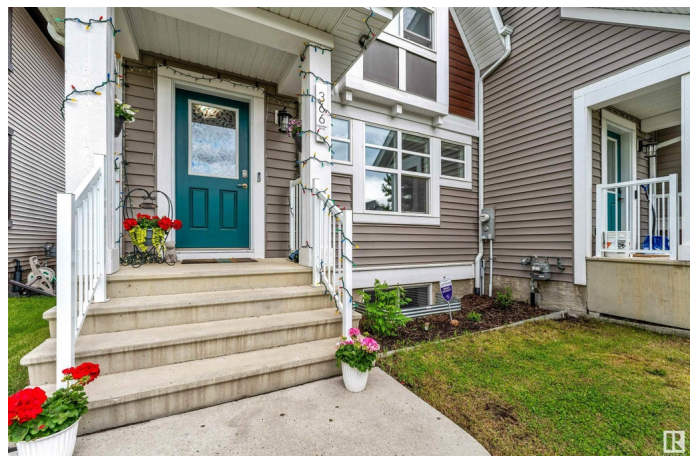
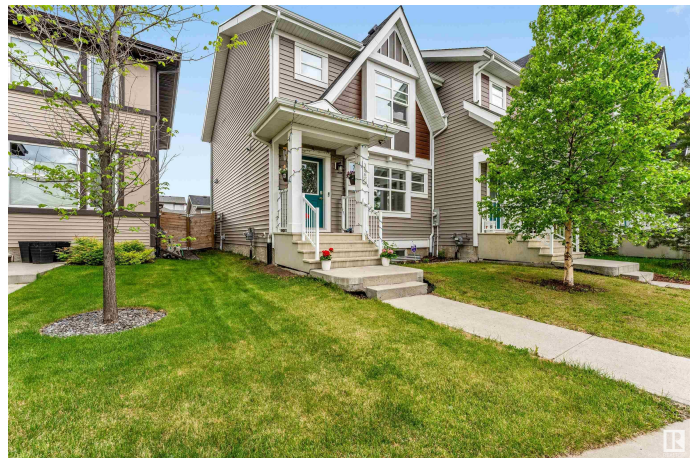
Charlesworth, Edmonton, AB

Experience modern living in this stunning NORTH FACING home in the award-winning community of The Hills at Charlesworthâ€™ offering nearly 2,000 sq. ft. of fully finished space with no condo fees. The popular â€™Ochoâ€™™ model by Jayman features 4 bedrooms, 4 bathrooms, and a bright open-concept layout with modern finishings, stainless steel appliances, and upstairs laundry. Energy-efficient upgrades include triple-pane windows, tankless hot water, HRV system for long-term savings. The fully finished basement adds versatile living space with a huge bedroom, full bath, and flex areaâ€™plus potential for a side entrance (subject to city approval). Enjoy a sunny south-facing yard, double detached garage, and unbeatable location just steps from parks, two shopping plazas, pond, community garden, disc golf course, and amenities. Welcome home!

Built in 2016

### Essential Information

MLS® #	E4447399
Price	\$449,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,268
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### **Community Information**

Address	366 Charlesworth Drive
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2G5

### **Amenities**

Amenities	Deck, See Remarks, HRV System
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas, See Remarks
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl, See Remarks
Exterior Features	Airport Nearby, Playground Nearby, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl, See Remarks
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 11th, 2025
Days on Market	1
Zoning	Zone 53
HOA Fees	210
HOA Fees Freq.	Annually

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Listing information last updated on July 12th, 2025 at 11:33am MDT