

## \$519,900 - 223 61 Street, Edmonton

MLS® #E4453328

**\$519,900**

3 Bedroom, 3.50 Bathroom, 1,489 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

This Beautiful 2 storey home is located on a large corner lot in the prestigious community of Charlesworth, with easy access to Anthony Henday, close to parks, schools, shopping center, public transportation. This well-maintained home offers AIR CONDITIONING, and an INSULATED & HEATED 2 car garage. The main floor features an open concept floor plan with hardwood flooring. The kitchen is contemporary in style with a large island. A good size dining room is overlooking the fully fenced fabulous backyard. The backyard is landscaped and has professionally custom build deck. Upstairs features with UPSTAIRS laundry, 3 bedrooms, and the master bedroom with his/her closet and 4 pc ensuite. The fully finished basement is professionally developed to a salon space. Do not miss this unique opportunity.

Built in 2007

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453328  |
| Price          | \$519,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,489     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2007                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 223 61 Street |
| Area        | Edmonton      |
| Subdivision | Charlesworth  |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 0E6       |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                              |
| Stories           | 3                                                                                      |
| Has Basement      | Yes                                                                                    |
| Basement          | Full, Finished                                                                         |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior          | Wood, Vinyl                      |
| Exterior Features | Fenced, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                 |
| Construction      | Wood, Vinyl                      |
| Foundation        | Concrete Perimeter               |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 16th, 2025 |
| Days on Market | 71                |

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 October 26th, 2025 at 4:02pm MDT