

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

MLS® #E4447399

**\$449,900**

4 Bedroom, 3.50 Bathroom, 1,268 sqft

Single Family on 0.00 Acres

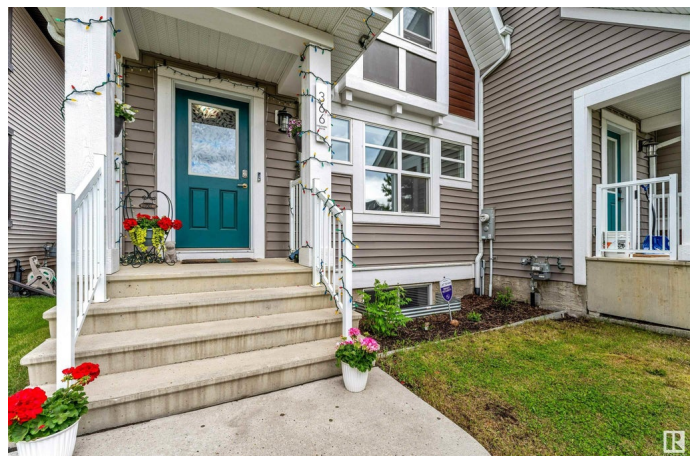
Charlesworth, Edmonton, AB

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 | 2               |
| Zoning         | Zone 53         |
| HOA Fees       | 210             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on July 13th, 2025 at 8:32pm MDT