

## \$399,900 - 6230 1a Avenue, Edmonton

MLS® #E4449783

**\$399,900**

3 Bedroom, 2.50 Bathroom, 1,154 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

This upgraded 3 bed, 2.5 bath half duplex blends charm and function in a great family-friendly neighbourhood. The bright main floor features a large kitchen island, sunny dining area, and open living space that flows out to a fully fenced and landscaped backyard with mature trees, a spacious deck, and plenty of room to enjoy. A new roof adds peace of mind, while the stone accents and covered front veranda boost the curb appeal. Upstairs, the primary bedroom includes a private 3 pc ensuite, with two additional bedrooms just down the hall. With an attached garage and no condo fees, this well-maintained home is move-in ready and offers great value inside and out.

Built in 2006

### Essential Information

MLS® #	E4449783
Price	\$399,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,154
Acres	0.00
Year Built	2006



Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	6230 1a Avenue
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0C1

### Amenities

Amenities	Deck
Parking	Single Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 25th, 2025
Days on Market	6
Zoning	Zone 53

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