

## \$739,000 - 224 54 Street, Edmonton

MLS® #E4432947

**\$739,000**

7 Bedroom, 3.50 Bathroom, 2,248 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to your perfect family home in the heart of Charlesworth! This stunning 2,247 sqft 2-storey offers 8 spacious rooms, 3.5 bathrooms, a double attached garage, and a fully finished basement with a second kitchen and side entrance—ideal for extended family or a potential MORTGAGE HELPER. The open-concept design fills the home with natural light, featuring premium hardwood floors, a bright bonus room, and a west-facing backyard complete with a deck and NATURAL GAS BBQ hook-up for unforgettable gatherings. The chef's kitchen impresses with a large CUSTOM ISLAND and plenty of counterspace—perfect for entertaining. The basement offers 4 bedrooms, a full kitchen, and a rough-in for a separate laundry, providing endless flexibility. Steps to parks, top schools, and shopping, this home blends space, comfort, and opportunity for every stage of life.

Built in 2009

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4432947  |
| Price      | \$739,000 |
| Bedrooms   | 7         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,248                  |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey Split         |
| Status         | Active                 |

### **Community Information**

|             |               |
|-------------|---------------|
| Address     | 224 54 Street |
| Area        | Edmonton      |
| Subdivision | Charlesworth  |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 0L4       |

### **Amenities**

|           |                                                                                                                                                                    |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached                                                                                                                                             |

### **Interior**

|                   |                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Refrigerators-Two, TV Wall Mount, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                            |
| Stories           | 3                                                                                                                                                                    |
| Has Suite         | Yes                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                                                       |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stone, Vinyl |
| Exterior Features | Fenced             |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Ellerslie , Corpus Christi |
| Middle     | Ellerslie , Corpus Christi |
| High       | Page, Whisky JK, Holy Tnty |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 7                |
| Zoning         | Zone 53          |

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Listing information last updated on May 2nd, 2025 at 12:17am MDT