

Courtesy Of Nam Kular Of KIC Realty

## \$449,900 - 216 61 Street, Edmonton

MLS® #E4426787

**\$449,900**

3 Bedroom, 2.50 Bathroom, 1,615 sqft  
Single Family on 0.00 Acres

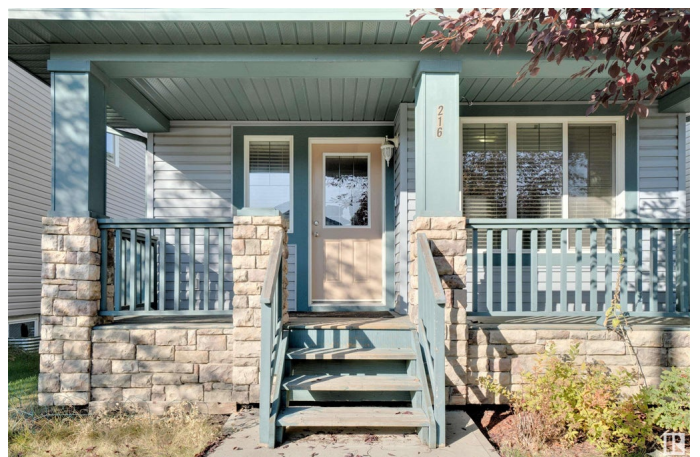
Charlesworth, Edmonton, AB

Welcome to this beautifully maintained home, ideally situated on a regular lot in the highly sought-after community of Charlesworth. Conveniently located close to all amenities, this property offers the perfect blend of comfort and modern living. The main floor features soaring 9-foot ceilings, creating an airy and spacious atmosphere. Enjoy the open-concept living area, seamlessly connecting the contemporary kitchen, complete with ample cabinetry and modern appliances, to the inviting dining space. A versatile office or den is thoughtfully tucked away at the back, providing privacy and functionality. Step outside to a fully landscaped and fenced backyard, offering a private retreat for relaxation and entertaining. The detached garage adds convenience and additional storage options. Upstairs, you'll find three generously sized bedrooms. The primary suite boasts a massive walk-in closet and a luxurious ensuite, providing a serene escape at the end of the day. Great option for a new family!

Built in 2007

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4426787  |
| Price  | \$449,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,615                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |               |
|-------------|---------------|
| Address     | 216 61 Street |
| Area        | Edmonton      |
| Subdivision | Charlesworth  |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 0E6       |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Ceiling 9 ft., Closet Organizers, No Animal Home, No Smoking Home |
| Parking Spaces | 4   |
| Parking        | Double Garage Detached  |

### **Interior**

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

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Landscaped, Level Land, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | March 21st, 2025 |
|-------------|------------------|

|                |    |
|----------------|----|
| Days on Market | 17 |
|----------------|----|

|        |         |
|--------|---------|
| 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 April 7th, 2025 at 7:17pm MDT