# \$574,900 - 723 57 Street, Edmonton

MLS® #E4445248

## \$574,900

3 Bedroom, 3.00 Bathroom, 1,967 sqft Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Step into over 2609 SQ.FT of beautifully designed living space in this exceptionally well-maintained 2013 BUILT AIR-CONDITIONED modern home. With 1967 sq.ft. above ground and a fully finished 642 sq.ft basement, this property perfectly balances style, functionality, & comfort. The OPEN-CONCEPT main floor is an entertainer's dream, featuring a **GOURMET KITCHEN W GRANITE** COUNTERTOP, spacious pantry, and a cozy breakfast nook. The inviting living & dining areas flow seamlessly onto LARGE DECK perfect for relaxing or hosting guests. A 2-pc bath & laundry room with SINK completes the main level. Upstairs, you'll find 3 generously sized BEDROOMS, incl. a luxurious primary bedroom, along with 2 full BATHS & a BONUS ROOM. The FULLY FINISHED BASEMENT adds even more versatile living space and is completed with a STYLISH WINE BAR, a REC ROOM, and an additional half bath. DOUBLE ATTACHED GARAGE offers added convenience. Home is located on a quite CUL-DE-SAC and is walking distance to a pond and walking trails!!







Built in 2013

### **Essential Information**

MLS®#

E4445248

Price \$574,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 2

Square Footage 1,967

Acres 0.00

Year Built 2013

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 723 57 Street

Area Edmonton

Subdivision Charlesworth

City Edmonton
County ALBERTA

Province AB

Postal Code T6X 0G6

# **Amenities**

Amenities Air Conditioner, Deck, No Animal Home, No Smoking Home, Natural

Gas BBQ Hookup

Parking Double Garage Attached

# Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window

Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Mantel

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Backs Onto Park/Trees, Fenced, Landscaped, Low Maintenance

Landscape, No Back Lane, Playground Nearby, Public Transportation,

Schools, Shopping Nearby

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed July 2nd, 2025

Days on Market 106

Zoning Zone 53

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Listing information last updated on October 16th, 2025 at 2:17am MDT