

## \$449,900 - 392 Charlesworth Drive, Edmonton

MLS® #E4464358

**\$449,900**

4 Bedroom, 3.50 Bathroom, 1,431 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to the Hills at Charlesworth community – a charming and sustainable neighborhood! This home offers a total of 2,071 sq. ft. of well-designed living space, a fully finished basement and double detached garage. The main floor features 9â€™™ ceilings, laminate flooring throughout, and an open-concept layout with a spacious great room. The modern kitchen offers quartz countertops, stainless steel appliances, a pantry, and an island with a flush eating bar. A built-in desk in the dining area and a convenient two-piece bath complete this level. Upstairs, the primary suite includes a walk-in closet and full ensuite, with two additional bedrooms and a second full bathroom. The finished basement features an additional bedroom, a full bathroom with heated flooring, and built-in speakers. Energy-efficient features include triple-pane windows, a tankless hot water system, roughed-in solar panels, an HRV system, and a high-efficiency furnace, combining comfort and sustainability in one beautiful home!

Built in 2018

### Essential Information

MLS® # E4464358

Price \$449,900



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,431         |
| Acres          | 0.00          |
| Year Built     | 2018          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 392 Charlesworth Drive |
| Area        | Edmonton               |
| Subdivision | Charlesworth           |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6X 2G5                |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Hot Water Tankless     |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                           |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                  |
| Fireplace         | Yes                                                                                        |
| Fireplaces        | Insert                                                                                     |
| Stories           | 2                                                                                          |
| Has Basement      | Yes                                                                                        |
| Basement          | Full, Partially Finished                                                                   |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                   |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools |

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

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 1st, 2025 |
| Days on Market | 9                  |
| Zoning         | Zone 53            |
| HOA Fees       | 200                |
| HOA Fees Freq. | Annually           |

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 November 10th, 2025 at 10:48am MST