

## \$449,900 - 366 Charlesworth Drive, Edmonton

MLS® #E4438392

**\$449,900**

4 Bedroom, 3.50 Bathroom, 1,268 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Experience modern living in this stunning NORTH FACING end unit in the award-winning community of The Hills at Charlesworthâ€”offering nearly 2,000 sq. ft. of fully finished space with no condo fees. The popular â€œOchoâ€™ model by Jayman features 4 bedrooms, 4 bathrooms, and a bright open-concept layout with modern finishings, stainless steel appliances, and upstairs laundry. Energy-efficient upgrades include triple-pane windows, tankless hot water, HRV system for long-term savings. The fully finished basement adds versatile living space with a huge bedroom, full bath, and flex areaâ€”plus potential for a side entrance (subject to city approval). Enjoy a sunny south-facing yard, double detached garage, and unbeatable location just steps from parks, two shopping plazas, pond, community garden, disc golf course, and amenities. Welcome home!

Built in 2016

### Essential Information

MLS® #	E4438392
Price	\$449,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,268
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	366 Charlesworth Drive
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2G5

### Amenities

Amenities	Ceiling 9 ft., HRV System
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Landscaped, Park/Reserve, Stream/Pond, Vegetable Garden, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 24th, 2025
Days on Market	6
Zoning	Zone 53
HOA Fees	210
HOA Fees Freq.	Annually

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