

## \$517,000 - 266 Charlesworth Drive, Edmonton

MLS® #E4436579

**\$517,000**

3 Bedroom, 2.50 Bathroom, 1,692 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Stunning Former Show Home in The Hills at Charlesworth – Luxury Living at Its Finest! This magnificent single-family home, a former Bedrock Homes show home, is loaded with high-end upgrades and designed for modern comfort. The bright, open-concept main floor features a cozy Vapor fireplace, elegant wall art, and a gourmet kitchen with premium countertops, sleek cabinetry, and top-tier appliances. The adjacent dining area includes a built-in wine cellar and beverage cooler, perfect for entertaining. A convenient half bathroom completes the main level. Upstairs, you’ll find three generously sized bedrooms, including a spacious master suite with a walk-in closet and a luxurious ensuite. The upper-floor laundry adds practicality to daily living. Outside, the double detached insulated garage provides ample storage and protection from the elements. This home combines show-home quality with everyday living. Don’t miss this rare opportunity in a prime Edmonton location.

Built in 2019

### Essential Information

MLS® # E4436579

Price \$517,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,692
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	266 Charlesworth Drive
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2P4

### **Amenities**

Amenities	Air Conditioner, Deck, No Animal Home, Smart/Program. Thermostat
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 15th, 2025  
Days on Market                63  
Zoning                              Zone 53  
HOA Fees                         200  
HOA Fees Freq.                Annually

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