

## \$739,000 - 224 54 Street, Edmonton

MLS® #E4432947

**\$739,000**

7 Bedroom, 3.50 Bathroom, 2,248 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to your perfect family home in the heart of Charlesworth! This stunning 2,247 sqft 2-storey offers 8 spacious rooms, 3.5 bathrooms, a double attached garage, and a fully finished basement with a second kitchen and side entrance—ideal for extended family or a potential MORTGAGE HELPER. The open-concept design fills the home with natural light, featuring premium hardwood floors, a bright bonus room, and a west-facing backyard complete with a deck and NATURAL GAS BBQ hook-up for unforgettable gatherings. The chef's kitchen impresses with a large CUSTOM ISLAND and plenty of counterspace—perfect for entertaining. The basement offers 4 bedrooms, a full kitchen, and a rough-in for a separate laundry, providing endless flexibility. Steps to parks, top schools, and shopping, this home blends space, comfort, and opportunity for every stage of life.

Built in 2009

### Essential Information

MLS® #	E4432947
Price	\$739,000
Bedrooms	7
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	2,248
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey Split
Status	Active

### **Community Information**

Address	224 54 Street
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0L4

### **Amenities**

Amenities	On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Refrigerators-Two, TV Wall Mount, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Ellerslie , Corpus Christi
Middle	Ellerslie , Corpus Christi
High	Page, Whisky JK, Holy Tnty

### Additional Information

Date Listed	April 25th, 2025
Days on Market	3
Zoning	Zone 53

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