

## **\$515,000 - 123 54 Street, Edmonton**

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MLS® #E4422019

**\$515,000**

3 Bedroom, 2.50 Bathroom, 1,626 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Step inside this welcoming home in the heart of Charlesworth, where comfort and style blend seamlessly. Imagine a bright, open living space highlighted by a cozy gas fireplace that invites you to relax after a long day. The spacious kitchen, a true heart of the home, features plenty of cabinets, ample counter space, and a huge walk-through pantry, making everyday cooking a delight. Upstairs, the primary suite offers a private retreat with generous closet space and a full ensuite designed for relaxation. Two additional well-proportioned bedrooms share a beautifully appointed bath, ensuring everyone has a peaceful space to call their own. A fully fenced backyard awaits outside, perfect for summer gatherings, family fun, and outdoor play. A double attached garage adds extra storage and space for your hobbies or vehicles. With grocery stores, schools, parks, and convenient access to major routes and the airport all nearby, this home paints a picture of effortless living in a vibrant, family-friendly com



Built in 2011

### **Essential Information**

MLS® #                      E4422019

Price                        \$515,000

Bedrooms                3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,626
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	123 54 Street
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0L3

### Amenities

Amenities	Deck, Gazebo, No Smoking Home, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land,

Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Ellerslie Campus School
Middle	Ellerslie Campus School
High	Elder Dr. Francis Whiskeyj

### Additional Information

Date Listed	February 19th, 2025
Days on Market	68
Zoning	Zone 53

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Listing information last updated on April 28th, 2025 at 3:02pm MDT