

## \$449,900 - 106 53 Street, Edmonton

MLS® #E4444168

**\$449,900**

4 Bedroom, 3.50 Bathroom, 1,386 sqft  
Single Family on 0.00 Acres

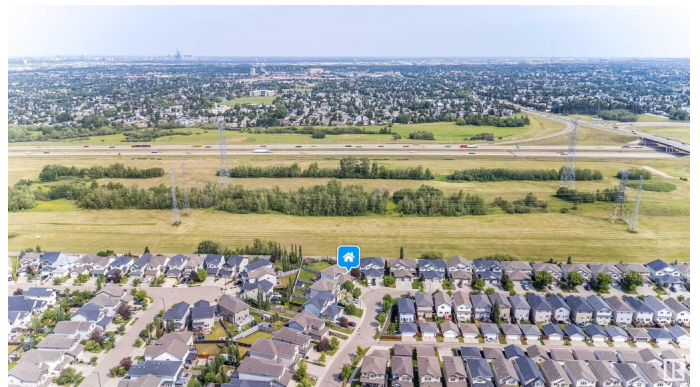
Charlesworth, Edmonton, AB

Dear STOP the car!!! I Want to see this ONE!! Perfectly located on a quiet crescent in Charlesworth, close to schools, shopping, transit and the Henday to quickly get around town. See this charming Freshly Painted home, you'll notice the stylish, modern open concept layout, Get Ready to enjoy summer in this great property situated on a pie lot in Charming Charlesworth. This great half duplex was built in 2011 by Landmark Homes and offers many upgrades. Vinyl floors, Granite kitchen, stainless appliances, Water dispensing refrigerator High efficiency furnace, tankless hot water tank, main floor laundry, double -yes Double Attached Garage! Master bedroom with walk in closet and Ensuite, 2 additional bedrooms + full washroom complete the upstairs. Finished Basement with Ensuite bedroom and Recreation place for family and friends completes the basement. Main floor has a corner gas fireplace to stay cozy, and garden door lets you step outside on the 2 Layered COMPOSITE DECK where you can enjoy the Summer!! Must See!

Built in 2011

### Essential Information

MLS® #	E4444168
Price	\$449,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,386
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	106 53 Street
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0W9

### **Amenities**

Amenities	Air Conditioner, Deck, Detectors Smoke, Fire Pit, Hot Water Tankless, No Smoking Home, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, No Back Lane, Park/Reserve, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 25th, 2025
Days on Market	12
Zoning	Zone 53

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Listing information last updated on July 7th, 2025 at 11:03am MDT