

# \$499,900 - 176 Charlesworth Drive, Edmonton

MLS® #E4460915

**\$499,900**

3 Bedroom, 2.50 Bathroom, 1,635 sqft  
Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to this ELEGANT and move-in ready home nestled in one of SW Edmonton’s most sought-after newest communities of Charlesworth. This home features an open-concept main floor that flows seamlessly from the bright living room to the modern kitchen and spacious dining area—perfect for entertaining. On the upper level, you'll find the primary suite with a 4 piece ensuite, walk in closet, 2 more beds, common 3-pc bath and a BONUS room. North-facing yard with deck, double detached garage and a SEPARATE Entrance to an unfinished basement with Legal suite potential. Jayman’s Core Performance features, tankless hot water & solar panels, keep costs down. Surrounded by trails, playgrounds, and shops — this stylish, low-maintenance home is the perfect upgrade for professionals or families!

Built in 2019

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4460915  |
| Price          | \$499,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,635     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2019                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 176 Charlesworth Drive |
| Area        | Edmonton               |
| Subdivision | Charlesworth           |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6X 2W5                |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, No Smoking Home  |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                   |
| Stories           | 2                                                                                                           |
| Has Basement      | Yes                                                                                                         |
| Basement          | Full, Unfinished                                                                                            |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior          | Wood, Vinyl                                             |
| Exterior Features | Playground Nearby, Shopping Nearby, Private Park Access |
| Roof              | Asphalt Shingles                                        |
| Construction      | Wood, Vinyl                                             |
| Foundation        | Concrete Perimeter                                      |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2025 |
| Days on Market | 17                |

|                |          |
|----------------|----------|
| Zoning         | Zone 53  |
| HOA Fees       | 200      |
| HOA Fees Freq. | Annually |

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Listing information last updated on October 21st, 2025 at 11:03am MDT