

## \$469,000 - 224 60 Street, Edmonton

MLS® #E4424342

### \$469,000

3 Bedroom, 3.50 Bathroom, 1,543 sqft  
Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Charming in Charlesworth! 1543 sqft. 3+1 bedroom, 3.1 bath home with fully fenced yard, private deck with gazebo and double detached garage. Main floor features: spacious entryway, a sunny den, perfect for your home office, convenient 2pc. bath and a great open concept living, kitchen and dining area wth beautiful hardwood floors throughout! Living room features: elegant mantel w/gas fireplace. Kitchen features: modern white cabinetry, stainless steel appliances including a gas range, tasteful granite countertops and large walk in pantry! The charming dining room features: large west facing window! The spacious back porch features: coat closet and stacked washer dryer. Upstairs you'll find the gorgeous primary suite with a private balcony to enjoy your morning coffee, a large ensuite bathroom with soaker tub and a walk-in closet! 2 additional bedrooms and 4pc bath complete second floor. Basement is mostly finished and has large family room, 4th bedroom and 4 pc bath. Great home in a great neighbourhood!

Built in 2009

### Essential Information

MLS® #	E4424342
Price	\$469,000
Bedrooms	3



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,543
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	224 60 Street
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0J7

### **Amenities**

Amenities	On Street Parking, Deck, Front Porch, Gazebo, No Smoking Home
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby,

	Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	8
Zoning	Zone 53

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