

## \$609,900 - 204 55 St, Edmonton

MLS® #E4444109

### \$609,900

3 Bedroom, 3.00 Bathroom, 2,423 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Single Family Home with double attached garage in Charlesworth South East of Edmonton ! This over 2,400 sq ft home sits on a 28-pocket rectangular lot. The main floor features 9 ft ceilings, large windows for abundant natural light, a den, convenient full bath is also located on the main floor, making it easy to host guests. Chef kitchen, and an open-to-below design at the rear. Step outside to a completed deckâ€”perfect for relaxing or entertaining. Upper level features with a spacious BONUS Room, master bedroom, two bedrooms with OVERSIZED WINDOWS and a common 4 pc bathroom. Master bedroom at upper level comes with 5 pc bath with a DOUBLE SINKS, a bathtub surrounded by windows, and a SEPARATE Shower.

Built in 2012

### Essential Information

MLS® #	E4444109
Price	\$609,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,423
Acres	0.00
Year Built	2012



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	204 55 St
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0L1

### Amenities

Amenities	Ceiling 9 ft., No Smoking Home
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Fiberglass
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 24th, 2025
Days on Market	11
Zoning	Zone 53

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real

estate professionals who are members of CREA (REALTOR®®, REALTORS®®) and/or the quality of services they provide (MLS®®, Multiple Listing Service®®)

Listing information last updated on July 4th, 2025 at 9:47pm MDT