

## \$665,000 - 224 54 Street, Edmonton

MLS® #E4436662

**\$665,000**

7 Bedroom, 3.50 Bathroom, 2,247 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to your dream home in Charlesworth! This bright and spacious 2,247 sq ft 2-storey offers 8 rooms, 3.5 baths, a double attached garage, and a fully finished basement with a second kitchen and SIDE ENTERANCE—perfect for extended family or a potential MORTGAGE HELPER. The open-concept layout is filled with natural light, featuring premium hardwood floors, a sunny bonus room, and a west-facing backyard with a deck and gas BBQ hook-up—ideal for entertaining. The chef's kitchen boasts a custom island and ample counter space for hosting family and friends. Downstairs, the basement includes 4 bedrooms, a full kitchen, and rough-in for a separate laundry—offering amazing flexibility. Just steps from parks, top-rated schools, and shopping, this home blends comfort, function, and opportunity. Whether you're upsizing, investing, or welcoming extended family, this one checks all the boxes!



Built in 2009

### Essential Information

MLS® #	E4436662
Price	\$665,000
Bedrooms	7
Bathrooms	3.50

Full Baths	3
Half Baths	1
Square Footage	2,247
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	224 54 Street
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0L4

### Amenities

Amenities	On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Refrigerators-Two, TV Wall Mount, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced

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

### **School Information**

Elementary	Ellerslie , Corpus Christi
Middle	Ellerslie , Corpus Christi
High	Page, Whisky JK, Holy Tnty

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	83
Zoning	Zone 53

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Listing information last updated on August 6th, 2025 at 11:17am MDT