

# \$399,900 - 6230 1a Avenue, Edmonton

MLS® #E4449783

**\$399,900**

3 Bedroom, 2.50 Bathroom, 1,154 sqft  
Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

This upgraded 3 bed, 2.5 bath half duplex blends charm and function in a great family-friendly neighbourhood. The bright main floor features a large kitchen island, sunny dining area, and open living space that flows out to a fully fenced and landscaped backyard with mature trees, a spacious deck, and plenty of room to enjoy. A new roof adds peace of mind, while the stone accents and covered front veranda boost the curb appeal. Upstairs, the primary bedroom includes a private 3 pc ensuite, with two additional bedrooms just down the hall. With an attached garage and no condo fees, this well-maintained home is move-in ready and offers great value inside and out.

Built in 2006

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449783  |
| Price          | \$399,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,154     |
| Acres          | 0.00      |
| Year Built     | 2006      |



|          |               |
|----------|---------------|
| Type     | Single Family |
| Sub-Type | Half Duplex   |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6230 1a Avenue |
| Area        | Edmonton       |
| Subdivision | Charlesworth   |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 0C1        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Single Garage Attached |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, 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 | Airport Nearby, Fenced, Flat Site, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                        |
| Construction      | Wood, Vinyl                                                             |
| Foundation        | Concrete Perimeter                                                      |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 9               |
| Zoning         | Zone 53         |

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Listing information last updated on August 3rd, 2025 at 6:32am MDT