

## \$599,000 - 4012 6 Avenue, Edmonton

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MLS® #E4448993

**\$599,000**

3 Bedroom, 2.50 Bathroom, 2,047 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to The Hills at Charlesworth! This beautiful 3-bedroom, 2.5-bath, 2-storey home offers a bright, open-concept floor plan perfect for family living and entertaining. Located in one of Edmonton's most sought-after communities, this home features a versatile main-floor office or den, a spacious kitchen with a generous pantry, and direct access to the backyard deck—ideal for summer BBQs and outdoor dining. Upstairs, you'll find a cozy family room, two additional bedrooms, a full 4-piece bath, and a conveniently located laundry room. The luxurious primary suite includes a large walk-in closet and a 5-piece ensuite with dual sinks, a soaker tub, and separate shower. The full unfinished basement is ready for your personal touch—add more bedrooms, a home gym, or a media room to suit your lifestyle. The fully fenced yard completes the package, offering privacy and space for kids or pets to play. Don't miss your chance to live in The Hills at Charlesworth—a community known for its parks and trails..

Built in 2017

### Essential Information

MLS® # E4448993

Price \$599,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,047                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 4012 6 Avenue |
| Area        | Edmonton      |
| Subdivision | Charlesworth  |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 2J1       |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Closet Organizers      |
| Parking   | Double Garage Attached |

### Interior

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

### Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                              |
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                         |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 63              |
| Zoning         | Zone 53         |



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