

## \$639,900 - 204 55 St, Edmonton

MLS® #E4439233

### \$639,900

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® #         | E4439233  |
| Price          | \$639,900 |
| 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    | May 29th, 2025 |
| Days on Market | 18             |
| Zoning         | Zone 53        |

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Listing information last updated on June 16th, 2025 at 9:02pm MDT