

## \$569,400 - 144 55 Street, Edmonton

MLS® #E4436655

**\$569,400**

4 Bedroom, 3.50 Bathroom, 1,981 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to this beautifully maintained 2-storey home in the sought-after community of Charlesworth! This fully finished gem offers an impressive blend of style, comfort, and functionality. Step inside to discover an inviting open-concept floor plan accented by gleaming hardwood floors that flow throughout the main living areas, creating a warm and spacious atmosphere perfect for both family living and entertaining. Enjoy year-round comfort with central air conditioning and the convenience of a built-in central vacuum system. The kitchen and living areas are flooded with natural light, opening up to a stunning two-tier deck—ideal for outdoor dining and relaxation. Upstairs, you’ll find spacious bedrooms and bathrooms designed with practicality in mind, while the fully finished basement provides additional living space for a home gym, theatre, or guest suite. Additional features include: ?? New shingles for peace of mind ?? Two hot water tanks for added efficiency ?? A heated garage perfect for Edmonton

Built in 2007

### Essential Information

MLS® # E4436655

Price \$569,400

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,981                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 144 55 Street |
| Area        | Edmonton      |
| Subdivision | Charlesworth  |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 0L2       |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Gazebo, No Animal Home, No Smoking Home, Skylight |
| Parking Spaces | 5  |
| Parking        | Double Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Tile Surround   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Landscaped, Level Land, No Back Lane, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 44             |
| Zoning         | Zone 53        |

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