



FOR SALE

364 Charlesworth Drive SW
Edmonton, AB T6X 2G5



Leah Duvall
REAL ESTATE AGENT, REALTOR®
(780) 270-4153



Welcome to Charlesworth

Get ready to fall in love with this stunning 4 bedroom, 3.5 bathroom home located in the Hills of Charlesworth. Step inside and be impressed by the open floor plan on the main level, which features a foyer, living room, dining room, kitchen with granite countertops, stainless-steel appliances, and a pantry, as well as a 2-pc bath. Upstairs, retreat to the primary suite, featuring a 4-pc ensuite and walk-in closet. Two additional bedrooms, a 4-pc bath, and laundry complete the upper level. The fully finished basement is perfect for entertaining, offering a large family room with a wet bar and wine fridge, a 4th bedroom, and a 4-pc bathroom with heated floors. This home is designed with energy efficiency in mind, featuring triple-pane windows, tankless hot water, A/C, HRV, HE furnace, and solar panel rough-in. Outside, enjoy the south-facing, fully fenced yard and double detached garage. Just steps from parks, a Disc Golf course, and a commu



View the home: www.leahduvall.com

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DO YOU HAVE A QUESTION? CALL ME: (780) 270-4153

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