

Courtesy Of Nam Kular Of KIC Realty

## \$563,700 - 144 55 Street, Edmonton

MLS® #E4436655

**\$563,700**

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	\$563,700
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 69

Zoning Zone 53

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