

## \$584,900 - 216 55 Street, Edmonton

MLS® #E4439145

**\$584,900**

4 Bedroom, 3.00 Bathroom, 2,314 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

This stunning gem in the desirable neighborhood of Charlesworth offers comfort, style, and space for the whole family. As you enter, you're greeted by a striking open-to-below foyer that adds an elegant touch. The main floor features a spacious living area, A Room, A Full Bathroom and a beautifully appointed kitchen complete with quartz countertops, a walk-in pantry, and brand-new stainless steel appliances. You'll also find the laundry room conveniently located on the main level. Upstairs, enjoy a large bonus room, perfect for relaxing or entertaining, along with three generous bedrooms and two full bathrooms. The primary suite is a true retreat with a luxurious 5-piece ensuite. Additional highlights include a new roof (2025), a well-maintained large backyard, and a spacious deck, ideal for summer gatherings. This home is a must-see!

Built in 2007

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4439145  |
| Price          | \$584,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,314     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2007                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 216 55 Street |
| Area        | Edmonton      |
| Subdivision | Charlesworth  |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 0L1       |

### Amenities

|                |                                                                                                                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, Gazebo, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vaulted Ceiling, Vinyl Windows, Vacuum System-Roughed-In |
| Parking Spaces | 4                                                                                                                                                                                               |
| Parking        | Double Garage Attached                                                                                                                                                                          |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                          |
| Fireplace         | Yes                                                                                |
| Fireplaces        | Mantel                                                                             |
| Stories           | 2                                                                                  |
| Has Basement      | Yes                                                                                |
| Basement          | Full, Unfinished                                                                   |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                           |
| Exterior Features | Corner Lot, Fenced, Landscaped, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                      |

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

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 66             |
| Zoning         | Zone 53        |

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Listing information last updated on August 3rd, 2025 at 4:47am MDT