

\$399,900 - 6230 1a Avenue, Edmonton

MLS® #E4449783

\$399,900

3 Bedroom, 2.50 Bathroom, 1,154 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

This upgraded 3 bed, 2.5 bath half duplex blends charm and function in a great family-friendly neighbourhood. The bright main floor features a large kitchen island, sunny dining area, and open living space that flows out to a fully fenced and landscaped backyard with mature trees, a spacious deck, and plenty of room to enjoy. A new roof adds peace of mind, while the stone accents and covered front veranda boost the curb appeal. Upstairs, the primary bedroom includes a private 3 pc ensuite, with two additional bedrooms just down the hall. With an attached garage and no condo fees, this well-maintained home is move-in ready and offers great value inside and out.

Built in 2006

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4449783 |
| Price | \$399,900 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,154 |
| Acres | 0.00 |
| Year Built | 2006 |



| | |
|----------|---------------|
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 6230 1a Avenue |
| Area | Edmonton |
| Subdivision | Charlesworth |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6X 0C1 |

Amenities

| | |
|-----------|------------------------|
| Amenities | Deck |
| Parking | Single Garage Attached |

Interior

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

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Landscaped, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 25th, 2025 |
| Days on Market | 5 |
| Zoning | Zone 53 |

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