

# \$399,999 - 108 53 Street, Edmonton

MLS® #E4454671

## \$399,999

3 Bedroom, 3.50 Bathroom, 1,229 sqft  
Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Beautiful semi-attached 1/2 duplex in the highly sought-after Charlesworth area. Featuring 3 bedrooms and 3.5 baths, a modern kitchen boasts granite countertops 3 bedrooms on upper floor with 3 piece ensuite. Plus a 4 piece bath.basement includes a spacious family room, and a 3 piece bath. Fenced, manicured backyard with a large deck perfect for outdoor entertaining. Single attached garage completes this wonderful home."

Built in 2011

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4454671      |
| Price          | \$399,999     |
| Bedrooms       | 3             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,229         |
| Acres          | 0.00          |
| Year Built     | 2011          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |



## Community Information

|             |               |
|-------------|---------------|
| Address     | 108 53 Street |
| Area        | Edmonton      |
| Subdivision | Charlesworth  |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 0W9       |

## Amenities

|           |                                                                             |
|-----------|-----------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, Detectors Smoke, Vacuum System-Roughed-In |
| Parking   | Single Garage Attached                                                      |

## Interior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                             |
| Stories           | 3                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                                        |

## Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                   |
| Exterior Features | Fenced, No Through Road, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                     |
| Construction      | Wood, Stone, Vinyl                                                   |
| Foundation        | Concrete Perimeter                                                   |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 25th, 2025 |
| Days on Market | 4                 |
| Zoning         | Zone 53           |

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