

## \$395,000 - 6426 1a Avenue, Edmonton

MLS® #E4455467

**\$395,000**

2 Bedroom, 2.50 Bathroom, 1,154 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to bright, renovated half-duplex in the tranquil community of Charlesworth. This open-concept home is designed for modern living, with high-quality finishes throughout. The bright, spacious kitchen is a chef's delight, boasting granite countertops, stainless steel appliances, and convenient eating bar. New roof! Retreat to the primary suite with a walk-in closet and 4-piece ensuite. One additional large bedroom and another full bathroom provide ample space for and office, family or guests. The fully finished basement expands your living area with a large recreation room. All bathrooms have bidets! (Build an extra bedroom later.) Step outside to your landscaped backyard, complete with a deck perfect for BBQ's and outdoor entertaining. The insulated, oversized single garage with rubber floor is a huge bonus, providing comfort and security. Located close to the airport, golf courses, shopping, and schools, this home combines suburban serenity with urban accessibility. This property is a must-see!

Built in 2006

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4455467  |
| Price    | \$395,000 |
| Bedrooms | 2         |



|                |               |
|----------------|---------------|
| 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     | 6426 1a Avenue |
| Area        | Edmonton       |
| Subdivision | Charlesworth   |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 0B5        |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Deck, Detectors Smoke, Front Porch, No Smoking Home, Patio, Storage-In-Suite, Vinyl Windows |
| Parking Spaces | 2   |
| Parking        | Insulated, Over Sized, Single Garage Attached   |

### Interior

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

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |   |
|-------------------|---|
| Exterior Features | Airport Nearby, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Ellerslie Campus, St. Rich |
| Middle     | Ellerslie Campus, Holy Fam |
| High       | J. Percey Page, Holy Trini |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 30th, 2025 |
| Days on Market | 2                 |
| Zoning         | Zone 53           |

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