

## **\$574,800 - 723 57 Street, Edmonton**

MLS® #E4434563

**\$574,800**

3 Bedroom, 3.00 Bathroom, 1,987 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to Charlesworth! Step into modern elegance of over 2,766 sqft of beautifully designed living space in this well-maintained modern home. This stunning property boasts 1,986 sqft above grade plus a fully finished 780+ sqft basement, offering the perfect blend of comfort, functionality, and style. Enjoy an open concept floor plan ideal for entertaining, featuring a gourmet kitchen complete with a large pantry, granite countertops & a cozy breakfast nook. A convenient 2-pc bath completes your main floor. The spacious living and dining areas flow seamlessly onto a large deck, overlooking a serene, tree-lined backyard! Upstairs, discover 3 generous bedrooms, including a luxurious primary suite & 2 full bathrooms. The fully developed basement provides additional living space offering a wine bar, rec area & half bath. This home offers the perfect backdrop for modern family living in one of Edmonton's most sought-after neighbourhoods. Walking distance to a pond & walking trails! Close to all amenities!

Built in 2013

### **Essential Information**

MLS® # E4434563

Price \$574,800



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,987
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	723 57 Street
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0G6

### Amenities

Amenities	Air Conditioner, Deck, No Animal Home, No Smoking Home, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, TV Wall Mount
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	Backs Onto Park/Trees, Fenced, Flat Site, Low Maintenance Landscape, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Crawford Plains School
Middle	Ellerslie Campus School
High	Dr. Francis Whiskey Jack

### Additional Information

Date Listed	May 5th, 2025
Days on Market	3
Zoning	Zone 53

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