

## **\$390,000 - 6406 1a Avenue, Edmonton**

---

MLS® #E4439536

**\$390,000**

3 Bedroom, 2.50 Bathroom, 1,279 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to this beautifully maintained 2-storey half duplex nestled in the desirable community of Charlesworth. With 1,278 sq ft of thoughtfully designed living space, this home offers the perfect blend of comfort, functionality, and charm. Step inside to discover a bright and inviting layout featuring 3 spacious bedrooms and 2.5 bathrooms. Freshly painted throughout, the interior exudes a sense of freshness and care. The main floor boasts a cozy gas fireplace, perfect for chilly evenings, and a well-appointed kitchen that opens seamlessly to the dining and living areas ideal for both everyday living and entertaining. Upstairs, you'll find three generously sized bedrooms including a primary suite. The fully finished basement extends your living space with a large recreation room and ample storage, offering endless possibilities for a home office, gym, or media space. Outside, the magic continues. Enjoy summer evenings on your brand new deck with Gas hook up for BBQ, fully fence large pie lot.



Built in 2006

### **Essential Information**

MLS® # E4439536

Price \$390,000

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,279
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	6406 1a Avenue
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0B6

### Amenities

Amenities	Deck, Hot Water Natural Gas, Vinyl Windows
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Direct Vent
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

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

Exterior Features	Airport Nearby, Fenced, Flat Site, Golf Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 30th, 2025
Days on Market	18
Zoning	Zone 53

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 17th, 2025 at 4:17pm MDT