

## \$401,000 - 104 53 Street, Edmonton

MLS® #E4453946

### \$401,000

3 Bedroom, 2.50 Bathroom, 1,389 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

This half Duplex is located in the desirable community of Charlesworth. This property offers 3 bedrooms & 2.5 bathrooms. This property is located on 6800 sqft lot with huge backyard. Main floor offers the vinyl flooring and Open concept with spacious kitchen and living area. The updated kitchen comes with quartz countertop, walk through pantry and stainless steel appliances. Upper Level comes with 3 bedrooms and 2 bathrooms. This property is located close to schools, highway and shopping complex. Backyard is fully landscaped and comes with gazebo and garden bed. MUST SEE....

Built in 2011

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4453946      |
| Price          | \$401,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,389         |
| Acres          | 0.00          |
| Year Built     | 2011          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 104 53 Street |
| Area        | Edmonton      |
| Subdivision | Charlesworth  |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 0W9       |

### Amenities

|           |                                                                                                   |
|-----------|---------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Gazebo, Hot Water Instant, Hot Water Tankless, No Animal Home, No Smoking Home |
| Parking   | Single Garage Attached                                                                            |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                            |
| Stories           | 2                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Partially Finished                                                             |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                     |
| Exterior Features | Airport Nearby, Fenced, Landscaped, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                                       |
| Construction      | Wood, Stone, Vinyl                                                     |
| Foundation        | Concrete Perimeter                                                     |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 2                 |
| Zoning         | Zone 53           |

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