

## \$574,900 - 4015 6 Avenue, Edmonton

MLS® #E4459656

**\$574,900**

3 Bedroom, 2.50 Bathroom, 2,083 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to The Hills at Charlesworth! This stunning 2-storey home sits on a REGULAR LOT and features 3 bedrooms, 2.5 baths, and a bright open-concept layout ideal for family living. The kitchen offers a large pantry, stainless steel appliances, and flows seamlessly into the dining area and cozy living room with fireplace, opening to a spacious deck. Upstairs includes a versatile family room, laundry, 4-pc bath, and 3 bedrooms. The primary suite boasts a walk-in closet and spa-like 5-pc ensuite with dual sinks, soaker tub, and separate shower. Enjoy summer BBQs in the fully fenced yard with deck. Completing the package is the rare TRIPLE TANDEM GARAGE. Live in one of Edmonton's most desirable communities with beautiful parks and trails!

Built in 2017

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4459656  |
| Price          | \$574,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,083     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2017                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 4015 6 Avenue |
| Area        | Edmonton      |
| Subdivision | Charlesworth  |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 2J1       |

### Amenities

|           |                                                                                        |
|-----------|----------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor |
| Parking   | Double Garage Attached, Tandem, Triple Garage Attached                                 |

### Interior

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

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                  |
| Exterior Features | Fenced, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                    |
| Construction      | Wood, Brick, Vinyl                                  |
| Foundation        | Concrete Perimeter                                  |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 6                    |

## Zoning

## Zone 53

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Listing information last updated on October 2nd, 2025 at 9:02pm MDT