

## \$540,000 - 145 64 Street, Edmonton

MLS® #E4436876

**\$540,000**

3 Bedroom, 2.50 Bathroom, 2,005 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

This beautiful, house built by 'Homes by Avi appx 2005sqft area of living space with 3 bedrooms + huge bonus room, 2 and half bath, AC and heated garage is ideally located in Charlesworth near sports fields is ready for its next owner. Giant windows in living room brings in natural light throughout the new shades installed recently brighten up the whole floor. Stay cool all summer with central AC and warm in the winter with a heated garage. Huge bonus room on second floor King-sized retreat includes ensuite and huge walking closet, Other two generous sized bedrooms & a full 4pc bathroom completes the upper level. The basement is unfinished which allows new families to work in their magic to create more space. Walking distance to K-9 school, new shopping plaza, day-care, easy access to Anthony Henday through 50 St and 91 St which will take you anywhere in the city.

Built in 2006

### Essential Information

MLS® #	E4436876
Price	\$540,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	2,005
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	145 64 Street
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0B6

### **Amenities**

Amenities	Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Countertop Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Landscaped, Schools, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 16th, 2025  
Days on Market      20  
Zoning                Zone 53

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