

# \$969,000 - 4119 7 Avenue, Edmonton

MLS® #E4423092

**\$969,000**

5 Bedroom, 4.00 Bathroom, 2,722 sqft  
Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Very sought after area of Hills at Charlesworth. If the area isn't enough, how about a walkout basement backing onto a natural park/reserve area providing the utmost in peace and tranquillity. Not enough? Lets get into the home, w/ over 3700 sq ft of living space, this home will suit all families and w/ additional 2 BED LEGAL SUITE proves to be good investment or multi generational home. Open concept main floor w/ large open to below foyer, main floor den/office/bed w/ full bath, spacious living room, great kitchen w/builtin apps w/custom high gloss cabinets to the ceiling for ample space and storage accompanied by a large island w/extra breakfast seating, a perfect SPICE kitchen, great for privacy and entertaining, dining area w/ views. Large windows providing tons of natural lights. Upstairs w/massive bonus room 2 spacious beds w/ walk ins, owners oasis suite w/private balcony, 5 pc ensuite w/soaker tub, large walk in. Upstairs laundry w/ cabinets,sink and counter. Home is calling! Will not LAST



Built in 2019

## Essential Information

MLS® #	E4423092
Price	\$969,000

Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,722
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	4119 7 Avenue
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2J2

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Attached
Is Waterfront	Yes

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Stacked Washer/Dryer, Stove-Countertop Electric, Stove-Gas, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed February 27th, 2025

Days on Market 15

Zoning Zone 53

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Listing information last updated on March 14th, 2025 at 11:47am MDT