

## \$389,900 - 6232 1a Avenue, Edmonton

MLS® #E4453479

**\$389,900**

3 Bedroom, 2.50 Bathroom, 1,225 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

**FAMILY-FRIENDLY. FUNCTIONAL.**

**FUTURE-PROOF.** Welcome to Charlesworth!

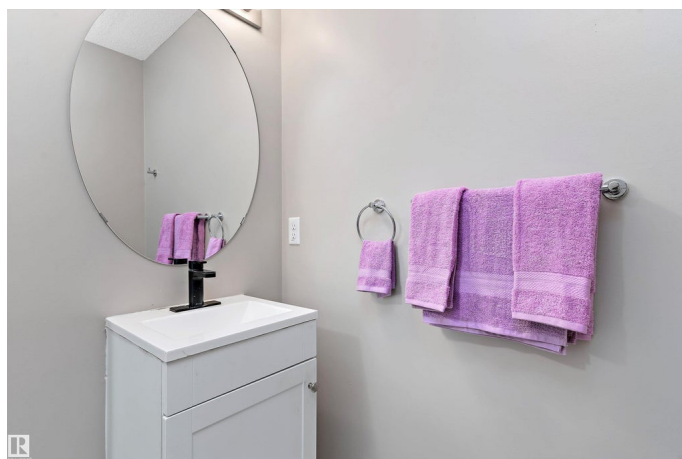
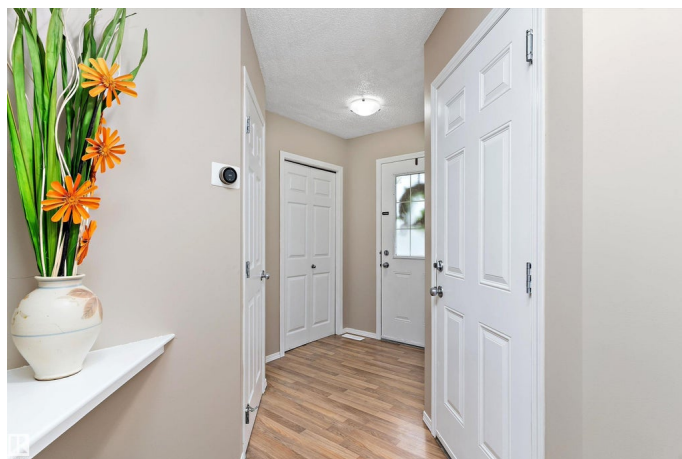
This 1225 sq ft half duplex offers the perfect blend of comfort, updates, and future value.

Featuring 3 bedrooms and 3 bathrooms including a private ensuite, this home is ideal for families, first-time buyers, or investors. The main and upper floors have been freshly repainted, and the modern kitchen boasts quartz countertops, newer cabinets, and stainless steel appliances. The fully finished basement adds extra living space, perfect for a rec room, office, or future development. Step outside to a large backyard with a deck and mature tree canopy—great for relaxing or hosting BBQs. A single front attached garage adds everyday convenience. All this on a larger lot in a quiet, sought-after South Edmonton neighbourhood, close to schools, parks, shopping, and major routes. **WELCOME HOME!**

Built in 2006

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4453479  |
| Price      | \$389,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,225         |
| Acres          | 0.00          |
| Year Built     | 2006          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6232 1a Avenue |
| Area        | Edmonton       |
| Subdivision | Charlesworth   |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 0C1        |

### Amenities

|           |                                                                        |
|-----------|------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke, No Smoking Home, Vinyl Windows |
| Parking   | Single Garage Attached                                                 |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                              |
| Stories           | 3                                                                                                                      |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Full, Finished                                                                                                         |

### Exterior

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

**Additional Information**

Date Listed            August 18th, 2025  
Days on Market       7  
Zoning                 Zone 53

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Listing information last updated on August 25th, 2025 at 10:32am MDT