

## \$599,000 - 4012 6 Avenue, Edmonton

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MLS® #E4448993

**\$599,000**

3 Bedroom, 2.50 Bathroom, 2,047 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to The Hills at Charlesworth! This beautiful 3-bedroom, 2.5-bath, 2-storey home offers a bright, open-concept floor plan perfect for family living and entertaining. Located in one of Edmonton's most sought-after communities, this home features a versatile main-floor office or den, a spacious kitchen with a generous pantry, and direct access to the backyard deck—ideal for summer BBQs and outdoor dining. Upstairs, you'll find a cozy family room, two additional bedrooms, a full 4-piece bath, and a conveniently located laundry room. The luxurious primary suite includes a large walk-in closet and a 5-piece ensuite with dual sinks, a soaker tub, and separate shower. The full unfinished basement is ready for your personal touch—add more bedrooms, a home gym, or a media room to suit your lifestyle. The fully fenced yard completes the package, offering privacy and space for kids or pets to play. Don't miss your chance to live in The Hills at Charlesworth—a community known for its parks and trails..

Built in 2017

### Essential Information

MLS® # E4448993

Price \$599,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,047
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	4012 6 Avenue
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2J1

### Amenities

Amenities	Closet Organizers
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 22nd, 2025
Days on Market	1
Zoning	Zone 53



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Listing information last updated on July 23rd, 2025 at 8:02pm MDT