

\$399,900 - 6230 1a Avenue, Edmonton

MLS® #E4449783

\$399,900

3 Bedroom, 2.50 Bathroom, 1,154 sqft
Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

This upgraded 3 bed, 2.5 bath half duplex blends charm and function in a great family-friendly neighbourhood. The bright main floor features a large kitchen island, sunny dining area, and open living space that flows out to a fully fenced and landscaped backyard with mature trees, a spacious deck, and plenty of room to enjoy. A new roof adds peace of mind, while the stone accents and covered front veranda boost the curb appeal. Upstairs, the primary bedroom includes a private 3 pc ensuite, with two additional bedrooms just down the hall. With an attached garage and no condo fees, this well-maintained home is move-in ready and offers great value inside and out.

Built in 2006

Essential Information

MLS® #	E4449783
Price	\$399,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,154
Acres	0.00
Year Built	2006



Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	6230 1a Avenue
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0C1

Amenities

Amenities	Deck
Parking	Single Garage Attached

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 25th, 2025
Days on Market	11
Zoning	Zone 53

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 5th, 2025 at 3:47pm MDT