

## **\$549,000 - 723 57 Street, Edmonton**

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MLS® #E4463524

**\$549,000**

3 Bedroom, 3.00 Bathroom, 1,967 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Step into over 2609 SQ.FT of beautifully designed living space in this exceptionally well-maintained 2013 BUILT AIR-CONDITIONED modern home. This property perfectly balances style, functionality, & comfort. FRESHLY PAINTED HOME, RECENTLY STEAM CLEANED CARPETS, GARAGE PRESSURE WASHED. The OPEN-CONCEPT main floor is entertainerâ€™s dream, featuring a GOURMET KITCHEN w GRANITE COUNTERTOP, spacious pantry, and a cozy breakfast nook. The inviting living & dining areas flow seamlessly onto LARGE DECK perfect for relaxing or hosting guests. A 2-pc bath & laundry room with SINK completes the main level. Upstairs, youâ€™ll find 3 generously sized BEDROOMS, incl. a luxurious primary bedroom, along with 2 full BATHS & a BONUS ROOM. The FULLY FINISHED BASEMENT adds even more versatile living space and is completed with a STYLISH WINE BAR, a REC ROOM, and an additional half bath. DOUBLE ATTACHED GARAGE offers added convenience. Home is located on a quite CUL-DE-SAC and is walking distance to a pond and walking trails!!

Built in 2013

### **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4463524               |
| Price          | \$549,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 1,967                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 723 57 Street |
| Area        | Edmonton      |
| Subdivision | Charlesworth  |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 0G6       |

### Amenities

|           |                                                                                |
|-----------|--------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, No Animal Home, No Smoking Home, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached                                                         |

### Interior

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

**Exterior**

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                     |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                       |
| Construction      | Wood, Stone, Vinyl                                                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                                                     |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 25th, 2025 |
| Days on Market | 10                 |
| Zoning         | Zone 53            |

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Listing information last updated on November 3rd, 2025 at 10:47pm MST