

## \$390,000 - 6406 1a Avenue, Edmonton

MLS® #E4439536

**\$390,000**

3 Bedroom, 2.50 Bathroom, 1,279 sqft  
Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to this beautifully maintained 2-storey half duplex nestled in the desirable community of Charlesworth. With 1,278 sq ft of thoughtfully designed living space, this home offers the perfect blend of comfort, functionality, and charm. Step inside to discover a bright and inviting layout featuring 3 spacious bedrooms and 2.5 bathrooms. Freshly painted throughout, the interior exudes a sense of freshness and care. The main floor boasts a cozy gas fireplace, perfect for chilly evenings, and a well-appointed kitchen that opens seamlessly to the dining and living areas ideal for both everyday living and entertaining. Upstairs, you'll find three generously sized bedrooms including a primary suite. The fully finished basement extends your living space with a large recreation room and ample storage, offering endless possibilities for a home office, gym, or media space. Outside, the magic continues. Enjoy summer evenings on your brand new deck with Gas hook up for BBQ, fully fence large pie lot.

Built in 2006

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4439536  |
| Price  | \$390,000 |



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,279         |
| Acres          | 0.00          |
| Year Built     | 2006          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 6406 1a Avenue |
| Area        | Edmonton       |
| Subdivision | Charlesworth   |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 0B6        |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Deck, Hot Water Natural Gas, Vinyl Windows |
| Parking Spaces | 2  |
| Parking        | Single Garage Attached                     |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Corner, Direct Vent  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

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

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 16             |
| Zoning         | Zone 53        |

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Listing information last updated on June 15th, 2025 at 5:02am MDT