

\$395,000 - 6426 1a Avenue, Edmonton

MLS® #E4455467

\$395,000

2 Bedroom, 2.50 Bathroom, 1,154 sqft

Single Family on 0.00 Acres

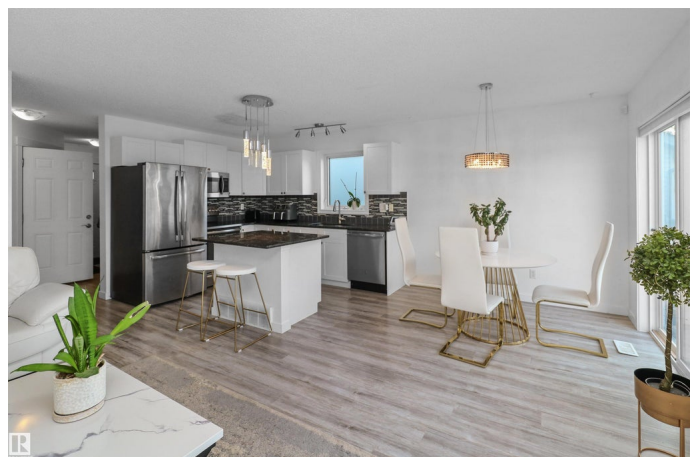
Charlesworth, Edmonton, AB

Welcome to this bright, renovated half-duplex in the peaceful community of Charlesworth! Designed for modern living, the open-concept layout features a stunning kitchen with granite counters, stainless steel appliances, & an eating barâ€”perfect for the home chef. Enjoy the comfort of a brand-new roof and a handy half bath on the main floor (¬ in kitchen). Upstairs, the spacious primary suite offers a walk-in closet and 4-piece ensuite. A second large bedroom and full bath make an ideal setup for kids, guests, family, or a home office. The fully finished basement adds a large rec roomâ€”flexible space with potential for a third bedroom. Bonus: all bathrooms come with bidets! Step outside to a landscaped backyard with a deck, great for BBQs and entertaining. The insulated, oversized single garage with rubber flooring is perfect for parking, storage, or a home gym. Close to schools, shopping, the airport & golfâ€”this gem blends suburban calm with city convenience. A must-see! Open house Mon Sept 1, 1-4 pm

Built in 2006

Essential Information

MLS® #	E4455467
Price	\$395,000
Bedrooms	2



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	6426 1a Avenue
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0B5

Amenities

Amenities	Deck, Detectors Smoke, Front Porch, No Smoking Home, Patio, Storage-In-Suite, Vinyl Windows
Parking Spaces	2
Parking	Insulated, Over Sized, Single Garage Attached

Interior

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

Exterior

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

Exterior Features	Airport Nearby, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Ellerslie Campus, St. Rich
Middle	Ellerslie Campus, Holy Fam
High	J. Percey Page, Holy Trini

Additional Information

Date Listed	August 30th, 2025
Days on Market	2
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 September 1st, 2025 at 4:47pm MDT