

## \$874,900 - 4119 7 Avenue, Edmonton

MLS® #E4451379

**\$874,900**

5 Bedroom, 4.00 Bathroom, 2,722 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Very sought after area of Hills at Charlesworth. If the area isn't enough, how about a walkout basement backing onto a natural park/reserve area providing the utmost in peace and tranquillity. Not enough? Lets get into the home, w/ over 3700 sq ft of living space, this home will suit all families and w/ additional 2 BED LEGAL SUITE proves to be good investment or multi generational home. Open concept main floor w/ large open to below foyer, main floor den/office/bed w/ full bath, spacious living room, great kitchen w/builtin apps w/custom high gloss cabinets to the ceiling for ample space and storage accompanied by a large island w/extra breakfast seating, a perfect SPICE kitchen, great for privacy and entertaining, dining area w/ views. Large windows providing tons of natural lights. Upstairs w/massive bonus room 2 spacious beds w/ walk ins, owners oasis suite w/private balcony, 5 pc ensuite w/soaker tub, large walk in. Upstairs laundry w/ cabinets,sink and counter. Home is calling! Will not LAST

Built in 2019

### Essential Information

MLS® # E4451379

Price \$874,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,722                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 4119 7 Avenue |
| Area        | Edmonton      |
| Subdivision | Charlesworth  |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 2J2       |

### Amenities

|               |                        |
|---------------|------------------------|
| Amenities     | See Remarks            |
| Parking       | Double Garage Attached |
| Is Waterfront | Yes                    |

### Interior

|                   |                                                                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Stacked Washer/Dryer, Stove-Countertop Electric, Stove-Gas, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                                                         |
| Fireplaces        | Insert                                                                                                                                                                                                                      |
| Stories           | 3                                                                                                                                                                                                                           |
| Has Suite         | Yes                                                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                                                         |
| Basement          | Full, Finished                                                                                                                                                                                                              |

### Exterior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                              |
| Exterior Features | Backs Onto Lake, Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                |
| Construction      | Wood, Stone, Vinyl                                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                                              |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 19               |
| Zoning         | Zone 53          |

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Listing information last updated on August 25th, 2025 at 6:32am MDT