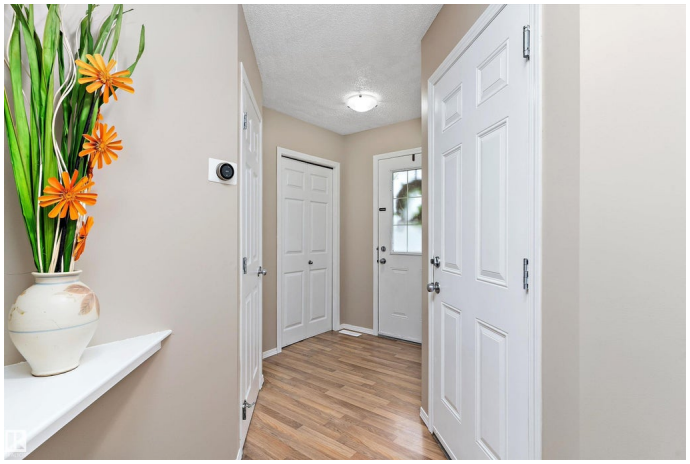
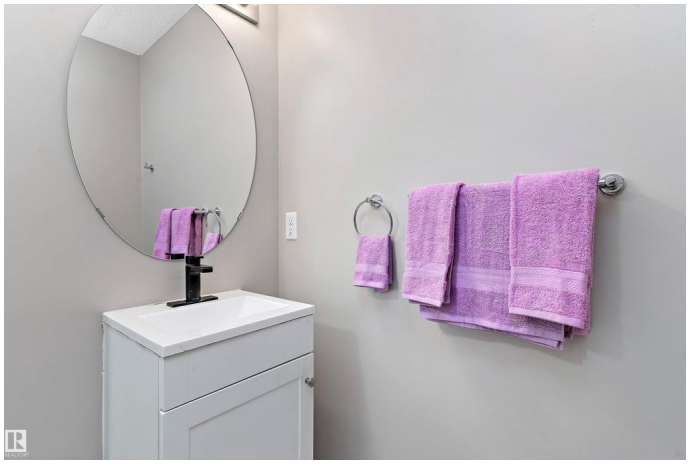
Courtesy Of PJ Palaypay Of Exp Realty

$380,000 - 6232 1a Avenue, Edmonton

MLS® #E4453479

$380,000
3 Bedroom, 2.50 Bathroom, 1,225 sqft
Single Family on 0.00 Acres





Charlesworth, Edmonton, AB

FAMILY-FRIENDLY. FUNCTIONAL. FUTURE-PROOF. Welcome to Charlesworth! This 1225 sq ft half duplex offers the perfect blend of comfort, updates, and future value. Featuring 3 bedrooms and 3 bathrooms including a private ensuite, this home is ideal for families, first-time buyers, or investors. The main and upper floors have been freshly repainted, and the modern kitchen boasts quartz countertops, newer cabinets, and stainless steel appliances. The fully finished basement adds extra living space, perfect for a rec room, office, or future development. Step outside to a large backyard with a deck and mature tree canopyâ€”great for relaxing or hosting BBQs. A single front attached garage adds everyday convenience. All this on a larger lot in a quiet, sought-after South Edmonton neighbourhood, close to schools, parks, shopping, and major routes. WELCOME HOME!

Built in 2006

Essential Information

MLS® #	E4453479
Price	$380,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2

Half Baths	1
Square Footage	1,225
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	6232 1a Avenue
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0C1

Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, No Smoking Home, Vinyl Windows
Parking	Single Garage Attached

Interior

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

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 18th, 2025
Days on Market	28
Zoning	Zone 53

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Listing information last updated on September 15th, 2025 at 6:47am MDT