

\$875,000 - 22 Maple Avenue, Charlottetown

MLS® #202515584

\$875,000

6 Bedroom, 5.00 Bathroom,
Single Family on 0.80 Acres

Charlottetown, Charlottetown, Prince Edward Island

When Viewing This Property On Realtor.ca Please Click On The Multimedia or Virtual Tour Link For More Property Info. When Viewing This Property On Realtor.ca Please Click On The Multimedia or Virtual Tour Link For More Property Info. Unique opportunity in the heart of Charlottetown! This one-of-a-kind property sits on an extra-large 0.49-acre lot and features a spacious four-bedroom home with a double car garage plus a fully self-contained two-bedroom apartment?perfect for long-term rental or Airbnb income. Ideally located near UPEI, Holland College, shopping, and a new elementary school under construction, this home offers both convenience and versatility. Fully updated and move-in ready, it combines timeless character with modern efficiency. The main home features four generous bedrooms, 2.5 bathrooms, and a bright sunroom?perfect for your morning coffee or quiet relaxation. Gleaming hardwood/laminate floors and rich wood trim add warmth and charm throughout. Recent updates include a new roof (2023), modern electrical and plumbing, energy-efficient windows, upgraded insulation, and a 3-tonne heating and cooling system for year-round comfort. A large back entry with washer/dryer and mudroom area connects directly to the attached double garage, built in 2020, for everyday practicality. The basement is roughed in for a 3 pc bath. Above the garage, the separate two-bedroom apartment



features its own entrance, laundry, and parking?offering excellent income potential in one of Charlottetown?s strongest rental markets. Outside, enjoy mature trees, landscaped gardens, and a peaceful setting that feels private yet central. A 24? x 16? barn adds even more value?ideal for a workshop, studio, or possible future conversion. Note: The lot next to the barn (0.28 acres) is not included in the sale, but the purchaser will have first right of refusal. To be subdivided upon sale. (id:6289)

Built in 1953

Essential Information

Listing #	202515584
Price	\$875,000
Bedrooms	6
Bathrooms	5.00
Half Baths	2
Acres	0.80
Year Built	1953
Type	Single Family
Sub-Type	Freehold

Community Information

Address	22 Maple Avenue
Subdivision	Charlottetown
City	Charlottetown
Province	Prince Edward Island
Postal Code	C1A6E1

Amenities

Amenities	Golf Course, Park, Playground, Public Transit, Shopping
Features	Treed, Wooded area, Paved driveway
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Oven - Propane, Dishwasher, Dryer, Washer, Refrigerator
Heating	Propane Forced air, Wall Mounted Heat Pump
# of Stories	2

Exterior

Exterior	Wood siding
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office PG DIRECT REALTY LTD.



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