# \$625,000 - 3947 5 Avenue, Edmonton

MLS® #E4430119

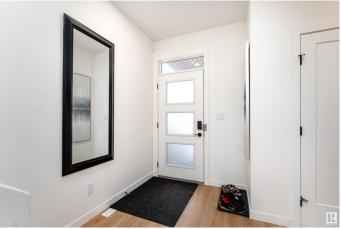
## \$625,000

3 Bedroom, 2.50 Bathroom, 2,112 sqft Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Stylish 3 bed, 2.5 bath 2-storey in family-friendly Charlesworth! This home features a bright living room with soaring ceilings, a stunning chef's kitchen with gold fixtures, stainless steel appliances, quartz countertops, a spacious pantry and lots of cabinet space. A 2pc bath completes the main level. Upstairs, you'll find 3 bedrooms, a laundry room, flex/bonus room and a 4-pc bath. The sunny primary suite boasts a walk-in closet and luxurious 5-piece ensuite with double sinks and a soaker tub. The large basement is ready for your creative touchâ€"home gym, theatre, or extra living space! Enjoy backing onto a green space for added privacy and green views. Close disc golf course, schools, shopping, parks, and quick access to the Anthony Henday. A perfect blend of style, space, and location!







Built in 2022

### **Essential Information**

| MLS® #         | E4430119  |
|----------------|-----------|
| Price          | \$625,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,112     |

| Acres      | 0.00                   |
|------------|------------------------|
| Year Built | 2022                   |
| Туре       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

## **Community Information**

| Address     | 3947 5 Avenue |
|-------------|---------------|
| Area        | Edmonton      |
| Subdivision | Charlesworth  |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 2X8       |

## Amenities

| Amenities      | Detectors Smoke, No Animal Home, No Smoking Home |
|----------------|--|
| Parking Spaces | 4  |
| Parking        | Double Garage Attached                           |

## Interior

| Interior Features | ensuite bathroom   |
|-------------------|--|
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer  |
| Heating           | Forced Air-2, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Tile Surround  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |
| Exterior          |  |
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby,<br>Landscaped, No Back Lane, Park/Reserve, Picnic Area, Playground<br>Nearby, Public Swimming Pool, Public Transportation, Schools, |

Roof Asphalt Shingles

ConstructionWood, VinylFoundationConcrete Perimeter

#### **Additional Information**

| Date Listed    | April 10th, 2025 |
|----------------|------------------|
| Days on Market | 21               |
| Zoning         | Zone 53          |
| HOA Fees       | 200              |
| HOA Fees Freq. | Annually         |

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Listing information last updated on May 1st, 2025 at 12:47am MDT