

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

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MLS® #E4434517

**\$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 touch—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® #	E4434517
Price	\$625,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,112

Acres	0.00
Year Built	2022
Type	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, Landscaped, No Back Lane, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 2nd, 2025
Days on Market	11
Zoning	Zone 53
HOA Fees	200
HOA Fees Freq.	Annually

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