

## **\$389,000 - 86 5317 3 Avenue, Edmonton**

MLS® #E4437092

**\$389,000**

4 Bedroom, 2.50 Bathroom, 1,339 sqft  
Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

Move-In Ready Half-Duplex! BACKING INTO A TRANQUIL POND & OPEN FIELD, this BRIGHT & SPACIOUS FORMER SHOWHOME offers 4 BEDS + 1 CLOSED DEN, 2.5 baths, & a FULLY FINISHED WALKOUT BSMNT (1,851 SQFT TOTAL). Enjoy a modern open-concept main floor NEWER FLOORING, stylish kitchen w/GRANITE COUNTERTOPS, KOHLER, CORNER PANTRY, SS APPLNCES, ample cabinetry, & a center island w/eating bar. The living & dining areas open to a SUNNY-FACING SOUTH DECK w/GAS LINE & peaceful VIEWS. Upstairs features a generous primary bedrm w/Walk-in closet & 3-piece ensuite, plus 2 more LARGE BEDRMS. The WALKOUT BSMT boasts 2 SEPARATE ROOMS -- AN OFFICE & ANOTHER BEDROOM w/LARGE WINDOWS for plenty of natural light. Enjoy a single ATTCHED GARAGE, CORNER LOT W/ EXTRA WINDOWS, SIDE GATE TO WALKOUT, & FULLY FENCED YARD w/Fruit trees. All this in a family-friendly community steps from trails, playgrounds, WATT COMMON, SCHOOLS, A. Henday EXIT, Grey Nuns Hospital, Nisku, & the airport. Perfect for families, first-time home buyers or investors.

Built in 2012

### **Essential Information**



|                |                   |
|----------------|-------------------|
| MLS® #         | E4437092          |
| Price          | \$389,000         |
| Bedrooms       | 4                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,339             |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 86 5317 3 Avenue |
| Area        | Edmonton         |
| Subdivision | Charlesworth     |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6X 0W7          |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Single Garage Attached          |

### Interior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                             |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, 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, Backs Onto Lake, Backs Onto Park/Trees, Commercial, Environmental Reserve, Landscaped, Schools, Shopping Nearby, View Lake |
| Roof              | Asphalt Shingles                                                                                                                           |
| Construction      | Wood, Stone, Vinyl                                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                                         |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 6              |
| Zoning         | Zone 53        |
| Condo Fee      | \$245          |

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Listing information last updated on May 22nd, 2025 at 8:17am MDT