

\$343,800 - 5309 3 Avenue, Edmonton

MLS® #E4442554

\$343,800

3 Bedroom, 2.50 Bathroom, 138 sqft

Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

THIS IS THE ONE! In the "Family Friendly" community of Charlesworth, this 3-bedroom/2.5 bathroom home is perfect for First Time buyer or Investors wanting a property in a great location. Built by Landmark Homes, the town home provides over 1,300 sf of well designed living spaces. The bright, open main floor plan features a **LARGE** living room, a **GREAT** kitchen with a center island/eating bar, a Generous eating area, and a **LAUANDRY ROOM**. The upper level boasts 3 good sized bedrooms, a 4-piece main bathroom, a **WALK-IN CLOSET** in the Master **PLUS** a full En-Suite bath with a walk-in shower! Other highlights include basement storage, **ON-DEMAND** hot water, a fenced front yard with a patio, low Condo Fees, and...**AN ATTACHED DOUBLE GARAGE** FOR **ADDED SECURITY AND WINTER!** In a great South-Side community, you are close to schools, shopping, transit and have easy access to the Airport, Nisku and both the Whitemud and Henday Freeways. **THIS IS THE TOWNHOME YOU HAVE BEEN WAITNG FOR!**

Built in 2014

Essential Information

MLS® # E4442554

Price \$343,800



| | |
|----------------|-------------------|
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 138 |
| Acres | 0.00 |
| Year Built | 2014 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------|
| Address | 5309 3 Avenue |
| Area | Edmonton |
| Subdivision | Charlesworth |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6K 0W7 |

Amenities

| | |
|-----------|-------------------------------------|
| Amenities | Off Street Parking, Parking-Visitor |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |

| | |
|--------------|--------------------|
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 12th, 2025 |
| Days on Market | 4 |
| Zoning | Zone 53 |
| Condo Fee | \$214 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 8:47am MDT