# \$343,800 - 5309 3 Avenue, Edmonton

MLS® #E4442554

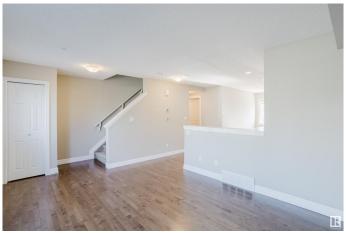
#### \$343,800

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

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Listing information last updated on June 16th, 2025 at 2:02pm MDT