

## **\$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	5
Zoning	Zone 53
Condo Fee	\$214

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Listing information last updated on June 17th, 2025 at 1:02am MDT