

\$375,555 - 56 5317 3 Avenue, Edmonton

MLS® #E4459248

\$375,555

3 Bedroom, 2.50 Bathroom, 1,360 sqft
Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to this modern 3-bedroom, 2.5-bathroom END UNIT home w/double attached garage & LOW condo fees in one of South Edmonton's most desirable communities! Perfect for first-time buyers or investors, this property offers nearly 1,400 sq ft of stylish living space. The main floor features a bright open-concept layout w/extra windows for more natural light, a spacious dining area & kitchen with granite countertops & stainless steel appliances. For added convenience, you'll also find a powder room & a generous laundry room on the main level. Upstairs, enjoy three spacious bedrooms, including a primary suite with a walk-in closet & private ensuite. A second full bathroom serves bedrooms 2 and 3. The front yard is perfect for kids or pets to play, while the double attached garage makes Alberta winter mornings a little easier. As an end unit, you'll also appreciate the extra privacy, additional windows, and increased natural light throughout. Don't miss the chance to own this beautiful, low-maintenance home!

Built in 2013

Essential Information

MLS® # E4459248

Price \$375,555



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,360
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	56 5317 3 Avenue
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0W7

Amenities

Amenities	Detectors Smoke
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Ellerslie Campus School
Middle	Ellerslie Campus School
High	Elder Dr. Francis Whiskeyj

Additional Information

Date Listed	September 24th, 2025
Days on Market	14
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 October 8th, 2025 at 10:17am MDT