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

MLS® #E4442554

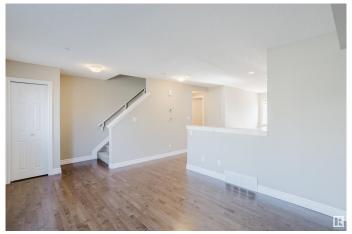
#### \$343,800

3 Bedroom, 2.50 Bathroom, 1,300 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	1,300
Acres	0.00
Year Built	2014
Туре	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 S	hingles				

ConstructionWood, VinylFoundationConcrete Perimeter

#### **Additional Information**

Date Listed	June 12th, 2025
Days on Market	8
Zoning	Zone 53
Condo Fee	\$214

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Listing information last updated on June 20th, 2025 at 1:17pm MDT