

Courtesy Of David Chmiel Of Sweetly

# \$625,000 - 3947 5 Avenue, Edmonton

MLS® #E4430119

## \$625,000

3 Bedroom, 2.50 Bathroom, 2,112 sqft  
Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Stylish 3 bed, 2.5 bath 2-storey in family-friendly Charlesworth! This home features a bright living room with soaring ceilings, a stunning chef's kitchen with gold fixtures, stainless steel appliances, quartz countertops, a spacious pantry and lots of cabinet space. A 2pc bath completes the main level. Upstairs, you'll find 3 bedrooms, a laundry room, flex/bonus room and a 4-pc bath. The sunny primary suite boasts a walk-in closet and luxurious 5-piece ensuite with double sinks and a soaker tub. The large basement is ready for your creative touch—home gym, theatre, or extra living space! Enjoy backing onto a green space for added privacy and green views. Close disc golf course, schools, shopping, parks, and quick access to the Anthony Henday. A perfect blend of style, space, and location!

Built in 2022

## Essential Information

MLS® #	E4430119
Price	\$625,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,112



Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3947 5 Avenue
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2X8

### Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 10th, 2025
Days on Market	21
Zoning	Zone 53
HOA Fees	200
HOA Fees Freq.	Annually

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 May 1st, 2025 at 2:33pm MDT