

## **\$389,000 - 86 5317 3 Avenue, Edmonton**

MLS® #E4437092

**\$389,000**

4 Bedroom, 2.50 Bathroom, 1,339 sqft  
Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

Move-In Ready Half-Duplex! BACKING INTO A TRANQUIL POND & OPEN FIELD, this BRIGHT & SPACIOUS FORMER SHOWHOME offers 4 BEDS + 1 CLOSED DEN, 2.5 baths, & a FULLY FINISHED WALKOUT BSMNT (1,851 SQFT TOTAL). Enjoy a modern open-concept main floor NEWER FLOORING, stylish kitchen w/GRANITE COUNTERTOPS, KOHLER, CORNER PANTRY, SS APPLNCES, ample cabinetry, & a center island w/eating bar. The living & dining areas open to a SUNNY-FACING SOUTH DECK w/GAS LINE & peaceful VIEWS. Upstairs features a generous primary bedrm w/Walk-in closet & 3-piece ensuite, plus 2 more LARGE BEDRMS. The WALKOUT BSMT boasts 2 SEPARATE ROOMS -- AN OFFICE & ANOTHER BEDROOM w/LARGE WINDOWS for plenty of natural light. Enjoy a single ATTCHED GARAGE, CORNER LOT W/ EXTRA WINDOWS, SIDE GATE TO WALKOUT, & FULLY FENCED YARD w/Fruit trees. All this in a family-friendly community steps from trails, playgrounds, WATT COMMON, SCHOOLS, A. Henday EXIT, Grey Nuns Hospital, Nisku, & the airport. Perfect for families, first-time home buyers or investors.

Built in 2012

### **Essential Information**



MLS® #	E4437092
Price	\$389,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,339
Acres	0.00
Year Built	2012
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	86 5317 3 Avenue
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0W7

### Amenities

Amenities	No Animal Home, No Smoking Home
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Airport Nearby, Backs Onto Lake, Backs Onto Park/Trees, Commercial, Environmental Reserve, Landscaped, Schools, Shopping Nearby, View Lake
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 16th, 2025
Days on Market	1
Zoning	Zone 53
Condo Fee	\$245

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Listing information last updated on May 17th, 2025 at 2:32pm MDT