

## \$478,000 - 3633 8 Avenue, Edmonton

MLS® #E4437700

**\$478,000**

3 Bedroom, 2.50 Bathroom, 1,639 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to This Beautiful 2-Storey Home in The Hills at Charlesworth! Located in the vibrant and family-friendly community of The Hills at Charlesworth, this stunning 2-storey home offers a perfect blend of comfort, functionality, and modern design. Upon entering, you're greeted by a convenient 2-piece bathroom and an open-concept kitchen featuring ample storage space and a cozy fireplace, ideal for relaxing or entertaining. The main floor is finished with durable vinyl plank flooring, giving it a sleek, modern look. Upstairs, you'll find three spacious bedrooms, including a primary suite complete with a 4-piece ensuite and a walk-in closet. Two additional bedrooms, another full bathroom, and upstairs laundry add comfort and convenience for the whole family. This home is flooded with natural light, thanks to large windows throughout, creating a bright and welcoming atmosphere in every room. Extended driveway with space for up to 4 vehicles. Concrete patio in the backyard.

Built in 2021

### Essential Information

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Price \$478,000

Bedrooms 3



|                |                      |
|----------------|----------------------|
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,639                |
| Acres          | 0.00                 |
| Year Built     | 2021                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 3633 8 Avenue |
| Area        | Edmonton      |
| Subdivision | Charlesworth  |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 2G6       |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior          | Wood, Vinyl                     |
| Exterior Features | Corner Lot, Fenced, See Remarks |
| Roof              | Asphalt Shingles                |
| Construction      | Wood, Vinyl                     |
| Foundation        | Concrete Perimeter              |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2025 |
| Days on Market | 27             |
| Zoning         | Zone 53        |
| HOA Fees       | 200            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on June 17th, 2025 at 8:47am MDT