

## **\$399,900 - 5907 8 Avenue, Edmonton**

MLS® #E4440387

**\$399,900**

3 Bedroom, 2.50 Bathroom, 1,206 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to Charlesworth in ELLERSLIE! This beautiful and well maintained Half Duplex has over 1600 sq/ft of living space. It comes with 3 bedrooms & two and half baths, FULLY FINISHED BASEMENT, air conditioner, single garage attached, front veranda, and a beautiful backyard. Its main floor features hardwood flooring & tiles, cozy living room with gas fireplace, and half bath. Kitchen features black appliances (new stove and dishwasher) and glass tiles backsplash. Upstairs you will see the master bed room along with two good size bed rooms and a full bath. The FULLY FINISHED BASEMENT has family room , laundry and a full bath. Double patio door leads to the massive deck and a beautiful garden where you can relax your morning or afternoon rest. Close to all amenities, walking distance to school, churches, shopping, public transportations and easy access to Anthony Henday and Airport. Come and take a look at this MUST SEE property!!!

Built in 2008

### **Essential Information**

MLS® #	E4440387
Price	\$399,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,206
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	5907 8 Avenue
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0G5

### Amenities

Amenities	On Street Parking, Air Conditioner, Deck, Front Porch, Gazebo, Patio, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Front Drive Access, Single Garage Attached

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fruit Trees/Shrubs, Picnic Area, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Ellerslie, Corpus Christi
Middle	Ellerslie, Corpus Christi
High	Corpus, Elder Dr Francis

### **Additional Information**

Date Listed	June 4th, 2025
Days on Market	12
Zoning	Zone 53

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 June 16th, 2025 at 3:17pm MDT