

## \$549,900 - 5823 7 Avenue, Edmonton

MLS® #E4461087

**\$549,900**

5 Bedroom, 3.50 Bathroom, 1,850 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Nestled in the family friendly community of Charlesworth, this fully finished 2 storey offers 5 bdrms, 3.5 bathrooms & 2615 sq.ft of total living space! From top to bottom, this home has been designed w/ comfort & function in mind. The main flr features a bright open layout w/ hardwood & tile throughout. A welcoming living rm w/ gas fireplace flows seamlessly into the kitchen complete w/ a large island, granite counters & corner pantry. The dining area opens onto the south facing landscaped backyard w/ a huge deck, perfect for summer entertaining. A 2pc powder rm & laundry conveniently complete the main flr. Upstairs, youâ€™ll be treated to a large vaulted bonus rm along w/ sizeable primary featuring a walk in closet & 5pc ensuite. Upstairs also offers 2 additional bdrms & a 4pc bath. The finished bsmt adds exceptional versatility w/ a spacious rec rm, 2 bdrms, 3pc bath & generous storage area. Conveniently located close to parks, schools, shopping & the Anthony Henday, this home truly checks all the boxes!

Built in 2009

### Essential Information

MLS® # E4461087

Price \$549,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,850                  |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 5823 7 Avenue |
| Area        | Edmonton      |
| Subdivision | Charlesworth  |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 0G6       |

### Amenities

|           |                                                         |
|-----------|---------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Vaulted Ceiling |
| Parking   | Double Garage Attached                                  |

### Interior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                              |
| Fireplace         | Yes                                                                                                                                    |
| Fireplaces        | Mantel, Tile Surround                                                                                                                  |
| Stories           | 3                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                         |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                     |
| Construction      | Wood, Stone, Vinyl                                                                                   |
| Foundation        | Concrete Perimeter                                                                                   |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 22                |
| Zoning         | Zone 53           |

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Listing information last updated on October 28th, 2025 at 5:02pm MDT