

## \$514,900 - 3730 8 Avenue, Edmonton

MLS® #E4424887

**\$514,900**

3 Bedroom, 3.50 Bathroom, 1,462 sqft  
Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

### IMMACULATE & FEELS BRAND NEW!

Stunning 2-storey in the vibrant community of the Hills at Charlesworth. Boasting over 2,100 sq. ft. of living space. This home offers 3 bedrooms, 3.5 baths & fully finished basement, w/ family room, bedroom & 4pc bath, perfect for comfortable family living. The open-concept layout creates a modern & inviting atmosphere, complemented by immaculate finishes throughout. Kitchen offers white cabinetry, quartz countertops & stainless steel appliances. Rich, luxury vinyl plank floor, designer light fixtures & fireplace in the living room to keep cozy. Custom window shutters & AC. Upstairs, primary bdrm. w/ large walk-in closet, 5-pc ensuite w/ double vanity sinks, 2nd bedroom & 4-pc bath. Upstairs laundry room accessible through the WIC. 9' ceilings on both, the main floor and the basement. Fully landscaped w/ a newly completed, beautiful backyard. Oversized dbl. garage. Awarded Edmonton's Best Community in 2022 & 2023. Solar-lit playground, ice ribbon, 9-hole golf course, & more

Built in 2017

### Essential Information

MLS® #	E4424887
Price	\$514,900



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,462
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3730 8 Avenue
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2G6

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Vinyl Windows
Parking	Double Garage Detached, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
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Exterior Features	Back Lane, Corner Lot, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 10th, 2025
Days on Market	26
Zoning	Zone 53
HOA Fees	200
HOA Fees Freq.	Annually

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Listing information last updated on April 5th, 2025 at 1:02pm MDT