

# \$524,900 - 3523 5a Avenue, Edmonton

MLS® #E4425077

**\$524,900**

3 Bedroom, 3.00 Bathroom, 1,778 sqft  
Single Family on 0.00 Acres

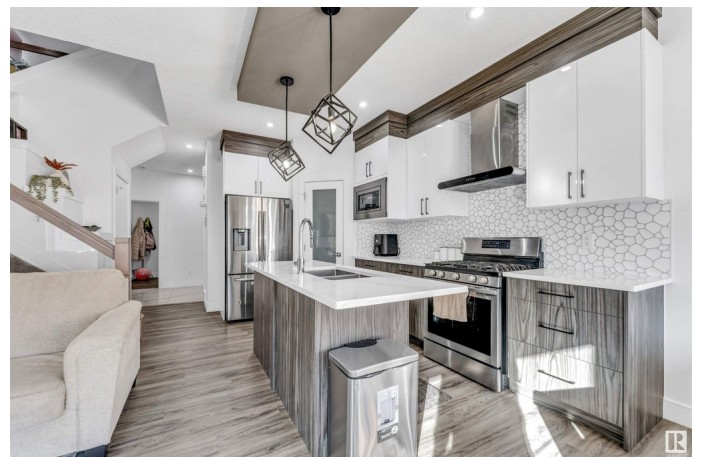
Charlesworth, Edmonton, AB

Immaculate 1770 sq ft half duplex featuring 9 ft ceilings on the main floor, 3 bedrooms, 3 baths, and a main floor den with a window â€” perfect as an office or extra bedroom. Enjoy a LEGAL separate side entrance, a spacious bonus room, and a double attached garage. The main floor boasts a beautifully upgraded kitchen with floor-to-ceiling cabinets, quartz countertops, a massive pantry, and high-end stainless steel appliances. The living area offers an electric fireplace, large windows for natural light, and stylish updated light fixtures. This home is filled with upgrades, including glass railings, an elegant indented ceiling, and modern finishes throughout. Upstairs, you'll find 3 spacious bedrooms, a bonus room, a 4pc bath, and a convenient laundry room. The primary suite features a walk-in closet and a 5pc ensuite. The beautifully maintained backyard adds the perfect finishing touch. Conveniently located with easy access to the Henday, and close to schools, shopping, parks, and trails. Must See.

Built in 2020

## Essential Information

MLS® #	E4425077
Price	\$524,900



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,778
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	3523 5a Avenue
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2W7

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Landscaped, Level Land, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 11th, 2025

Days on Market 25

Zoning Zone 53

HOA Fees 210

HOA Fees Freq. Annually

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Listing information last updated on April 5th, 2025 at 1:17pm MDT