

## \$698,800 - 3971 5 Avenue, Edmonton

MLS® #E4417282

**\$698,800**

4 Bedroom, 3.50 Bathroom, 2,556 sqft  
Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to Charlesworth! This home sits beautifully on a CORNER LOT boasting a total living space of over 2,555 sqft above ground + over 990 sqft of FULLY DEVELOPED BASEMENT w/ a total of 4 bdrms, 3.5 baths! This stunning home features a versatile den with elegant swing doors, ideal for use as an office or a bedroom on the main floor. It also includes a convenient 2-piece bath. The open-concept living area is enhanced by a modern electric fireplace & 3 large-panel windows that offer a breathtaking view of the surrounding green space. The dream ISLAND KITCHEN features a BREAKFAST NOOK, SS APPLIANCES & A WALK-IN PANTRY! The dining area leads you to a DECK to enjoy the GREEN VIEW! The spacious mud room completes the main flr! Upstairs offers you 4 bedrooms, BONUS ROOM & LAUNDRY ROOM! The Primary bdrm overlooking lots of GREEN SPACE features a huge WALK-IN CLOSET & 5-pc ensuite! The FULLY FINISHED BASEMENT gives you a REC ROOM & 3-pc bath, w/ plenty of space for your growing family! Close to schools & parks.

Built in 2017

### Essential Information

MLS® #	E4417282
Price	\$698,800



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,556
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3971 5 Avenue
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2J3

### **Amenities**

Amenities	Deck
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Stone, Vinyl
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Exterior Features	Corner Lot, Fenced, Low Maintenance Landscape, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Ellerslie Campus School
Middle	Ellerslie Campus School
High	J Percy Page School

### **Additional Information**

Date Listed	January 7th, 2025
Days on Market	66
Zoning	Zone 53

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Listing information last updated on March 13th, 2025 at 9:47pm MDT