

\$389,000 - 86 5317 3 Avenue, Edmonton

MLS® #E4437092

\$389,000

4 Bedroom, 2.50 Bathroom, 1,339 sqft
Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

Move-In Ready Half-Duplex! BACKING INTO A TRANQUIL POND & OPEN FIELD, this BRIGHT & SPACIOUS FORMER SHOWHOME offers 4 BEDS + 1 CLOSED DEN, 2.5 baths, & a FULLY FINISHED WALKOUT BSMNT (1,851 SQFT TOTAL). Enjoy a modern open-concept main floor NEWER FLOORING, stylish kitchen w/GRANITE COUNTERTOPS, KOHLER, CORNER PANTRY, SS APPLNCES, ample cabinetry, & a center island w/eating bar. The living & dining areas open to a SUNNY-FACING SOUTH DECK w/GAS LINE & peaceful VIEWS. Upstairs features a generous primary bedrm w/Walk-in closet & 3-piece ensuite, plus 2 more LARGE BEDRMS. The WALKOUT BSMT boasts 2 SEPARATE ROOMS -- AN OFFICE & ANOTHER BEDROOM w/LARGE WINDOWS for plenty of natural light. Enjoy a single ATTCHED GARAGE, CORNER LOT W/ EXTRA WINDOWS, SIDE GATE TO WALKOUT, & FULLY FENCED YARD w/Fruit trees. All this in a family-friendly community steps from trails, playgrounds, WATT COMMON, SCHOOLS, A. Henday EXIT, Grey Nuns Hospital, Nisku, & the airport. Perfect for families, first-time home buyers or investors.

Built in 2012

Essential Information



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|----------------|-------------------|
| MLS® # | E4437092 |
| Price | \$389,000 |
| Bedrooms | 4 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,339 |
| Acres | 0.00 |
| Year Built | 2012 |
| Type | Condo / Townhouse |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 86 5317 3 Avenue |
| Area | Edmonton |
| Subdivision | Charlesworth |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6X 0W7 |

Amenities

| | |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking | Single Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

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

| | |
|-------------------|--|
| Exterior Features | Airport Nearby, Backs Onto Lake, Backs Onto Park/Trees, Commercial, Environmental Reserve, Landscaped, Schools, Shopping Nearby, View Lake |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

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|----------------|----------------|
| Date Listed | May 16th, 2025 |
| Days on Market | 6 |
| Zoning | Zone 53 |
| Condo Fee | \$245 |

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Listing information last updated on May 22nd, 2025 at 5:32pm MDT