

\$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



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
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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

Date Listed	May 16th, 2025
Days on Market	2
Zoning	Zone 53
Condo Fee	\$245

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