# \$375,555 - 56 5317 3 Avenue, Edmonton

MLS® #E4459248

#### \$375,555

3 Bedroom, 2.50 Bathroom, 1,360 sqft Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to this modern 3-bedroom, 2.5-bathroom END UNIT home w/double attached garage & LOW condo fees in one of South Edmonton's most desirable communities! Perfect for first-time buyers or investors, this property offers nearly 1,400 sq ft of stylish living space. The main floor features a bright open-concept layout w/extra windows for more natural light, a spacious dining area & kitchen with granite countertops & stainless steel appliances. For added convenience, you'II also find a powder room & a generous laundry room on the main level. Upstairs, enjoy three spacious bedrooms, including a primary suite with a walk-in closet & private ensuite. A second full bathroom serves bedrooms 2 and 3. The front yard is perfect for kids or pets to play, while the double attached garage makes Alberta winter mornings a little easier. As an end unit, you'II also appreciate the extra privacy, additional windows, and increased natural light throughout. Don't miss the chance to own this beautiful, low-maintenance home!

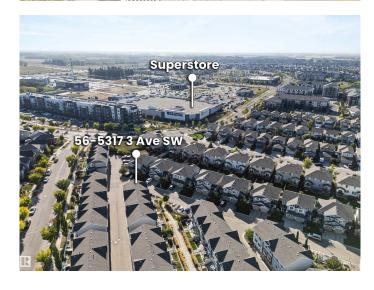


## **Essential Information**

MLS® # E4459248 Price \$375,555







Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,360

Acres 0.00

Year Built 2013

Type Condo / Townhouse

Sub-Type Townhouse

Style 2 Storey

Status Active

# **Community Information**

Address 56 5317 3 Avenue

Area Edmonton

Subdivision Charlesworth

City Edmonton
County ALBERTA

Province AB

Postal Code T6X 0W7

#### **Amenities**

Amenities Detectors Smoke

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked

Washer/Dryer, Stove-Electric

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Fenced, Landscaped, Low Maintenance Landscape, Playground

Nearby, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **School Information**

Elementary Ellerslie Campus School

Middle Ellerslie Campus School

High Elder Dr. Francis Whiskeyj

#### **Additional Information**

Date Listed September 24th, 2025

Days on Market 38

Zoning Zone 53 Condo Fee \$214

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