

\$343,800 - 5309 3 Avenue, Edmonton

MLS® #E4442554

\$343,800

3 Bedroom, 2.50 Bathroom, 1,300 sqft
Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

THIS IS THE ONE! In the "Family Friendly" community of Charlesworth, this 3-bedroom/2.5 bathroom home is perfect for First Time buyer or Investors wanting a property in a great location. Built by Landmark Homes, the town home provides over 1,300 sf of well designed living spaces. The bright, open main floor plan features a LARGE living room, a GREAT kitchen with a center island/eating bar, a Generous eating area, and a LAUNDRY ROOM. The upper level boasts 3 good sized bedrooms, a 4-piece main bathroom, a WALK-IN CLOSET in the Master PLUS a full En-Suite bath with a walk-in shower! Other highlights include basement storage, ON-DEMAND hot water, a fenced front yard with a patio, low Condo Fees, and...AN ATTACHED DOUBLE GARAGE FOR ADDED SECURITY AND WINTER! In a great South-Side community, you are close to schools, shopping, transit and have easy access to the Airport, Nisku and both the Whitemud and Henday Freeways. **THIS IS THE TOWNHOME YOU HAVE BEEN WAITING FOR!**

Built in 2014

Essential Information

MLS® #	E4442554
Price	\$343,800



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,300
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	5309 3 Avenue
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 0W7

Amenities

Amenities	Off Street Parking, Parking-Visitor
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 12th, 2025
Days on Market	21
Zoning	Zone 53
Condo Fee	\$214

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