

## \$619,900 - 5168 2 Avenue, Edmonton

MLS® #E4445369

**\$619,900**

5 Bedroom, 3.50 Bathroom, 2,077 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

WALKOUT Basement in Charlesworth with TWO KITCHENS! This gorgeous FULLY FINISHED 5 bed + den, 3.5 bath home offers space, versatility & value on a massive pie-shaped lot! The main floor features a bright living room with gas fireplace, den, and a sunny dining area off the kitchen with NEW stainless-steel appliances. Step onto the full-width balcony and enjoy expansive views of your fenced yard below. Upstairs boasts a huge bonus room, primary retreat with walk-in closet, 2 additional bedrooms, full bath, 4-pc ensuite! The newly finished walkout basement includes a SECOND KITCHEN, living room, 2 beds, full bath, laundry—ideal for extended family or suite potential. Enjoy fresh paint, newer rich hardwood floors, NEW hot water tank, Central A/C, large deck w/stairs to basement, concrete patio, and shed. Double attached garage. PRIME location near schools, shopping, playgrounds, Walmart, Superstore & Anthony Henday. A true GEM—move-in ready and packed with value!

Built in 2011

### Essential Information

MLS® # E4445369

Price \$619,900

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,077                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 5168 2 Avenue |
| Area        | Edmonton      |
| Subdivision | Charlesworth  |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 0R4       |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Deck, Front Porch, Hot Water Natural Gas, Patio, Vinyl Windows, Walkout Basement |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Storage Shed, Vacuum System Attachments, Vacuum Systems, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Corner  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Airport Nearby, Fenced, Landscaped, Public Transportation, View Downtown |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 12             |
| Zoning         | Zone 53        |

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Listing information last updated on July 14th, 2025 at 11:48am MDT