

Courtesy Of Alma Hadzic Of MaxWell Polaris

# \$649,900 - 3947 5 Avenue, Edmonton

MLS® #E4423314

**\$649,900**

3 Bedroom, 2.50 Bathroom, 2,054 sqft  
Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

LUXURY AT ITS BEST! Offering over 2000 sq ft of architecturally designed living space, this stunning CANTIRO BUILT home BACKS ONTO A DISC GOLF COURSE in the desirable AWARD WINNING COMMUNITY of Hills at Charlesworth! Boasting a wealth of design features expected in a home of this caliber, you'll instantly fall in love with the CHEFS DREAM KITCHEN w/ beautiful quartz countertops, scallop tiled backsplash, modern gold fixtures throughout & high ceilings with soaring windows offering tons of natural light with picture perfect views of the private & peaceful backyard. Beautiful open staircase leads you to the spacious second floor, here you'll find 3 bedrooms, spacious laundry room, flex/bonus room & 4 piece bath. Primary suite is a dream with a SPA-LIKE 5pce ensuite with double sinks & soaker tub. Large basement is ready for all your creative ideas. Close to all amenities, shopping & Anthony Henday. Your perfect lifestyle awaits, SHOWS 10/10!

Built in 2022

## Essential Information

MLS® #	E4423314
Price	\$649,900
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,054
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3947 5 Avenue
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2X8

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Detectors Smoke, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby,

Landscaped, No Back Lane, Park/Reserve, Picnic Area, Playground  
Nearby, Public Swimming Pool, Public Transportation, Schools,  
Shopping Nearby, See Remarks

Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **School Information**

Elementary Ellerslie Campus  
Middle Ellerslie Campus School  
High Elder Dr. Francis

### **Additional Information**

Date Listed February 28th, 2025  
Days on Market 13  
Zoning Zone 53  
HOA Fees 200  
HOA Fees Freq. Annually

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