

## **\$354,800 - 19 5317 3 Avenue, Edmonton**

MLS® #E4429820

**\$354,800**

3 Bedroom, 2.50 Bathroom, 1,323 sqft

Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

One look will do! Welcome home to this wonderful freshly painted half duplex. The open floor plan features a spacious main floor with hardwood floors. As soon as you enter you are greeted by a large entrance and a 2-piece main bath. The kitchen has a large island, plenty of cabinets, Black appliances and a corner pantry. The dining area features sliding doors to the deck and backyard. Bright and spacious living room has pot lights. Upstairs has 3 bedrooms with the primary bedroom that holds a king-size bed & a 3 piece ensuite, the other 2 bedrooms can hold queen beds, the 4 piece bathroom has lots of counter space and completing this floor is your laundry room. Located close to all amenities. A must to see!!

Built in 2013

### **Essential Information**

MLS® #	E4429820
Price	\$354,800
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,323
Acres	0.00



Year Built	2013
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	19 5317 3 Avenue
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0W7

### Amenities

Amenities	Deck, Detectors Smoke
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	CorpusChristi/EllerslieCam
Middle	CorpusChristi/EllerslieCam
High	HolyTrinity/ElderDrFrancis

**Additional Information**

Date Listed	April 9th, 2025
Days on Market	12
Zoning	Zone 53
Condo Fee	\$240

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