# \$549,900 - 3608 6 Avenue, Edmonton

MLS® #E4433687

### \$549,900

3 Bedroom, 2.50 Bathroom, 1,807 sqft Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Prepare to be impressed with this exceptional detached residence situated in the highly sought-after community of The Hills of Charlesworth in Southeast Edmonton. Upon entering, you will be greeted by an abundance of natural light pouring in through the numerous windows on the main level, complemented by 9-foot ceilings and an open floorplan. The upgraded kitchen boasts stainless steel appliances and granite countertops. The upper level features a spacious master bedroom with a 5-piece ensuite and dual sink, accompanied by two additional bedrooms and a bonus room ideal for entertainment or a play area. The unfinished basement awaits your personal touch, while the backyard and maintenance free deck provide ample space to accommodate your guests this summer BBQ season! Also comes with attached two car garage and Solar Panels for energy efficiency. Conveniently located near groceries, shopping, and restaurants, with easy access to Anthony Henday for easy travel throughout the city. Your dream home awaits.







Built in 2021

## **Essential Information**

MLS® # E4433687 Price \$549,900 Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,807

Acres 0.00

Year Built 2021

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 3608 6 Avenue

Area Edmonton

Subdivision Charlesworth

City Edmonton
County ALBERTA

Province AB

Postal Code T6X 2Y3

## **Amenities**

Amenities Deck, Hot Wtr Tank-Energy Star, See Remarks, HRV System

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

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

Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Park/Reserve, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

# **Additional Information**

Date Listed May 1st, 2025

Days on Market 47

Zoning Zone 53

HOA Fees 210

HOA Fees Freq. Annually

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