

Courtesy Of Kelly A Grant Of Sweetly

\$400,000 - 5825 8 Avenue, Edmonton

MLS® #E4423740

\$400,000

3 Bedroom, 1.50 Bathroom, 1,080 sqft
Single Family on 0.00 Acres

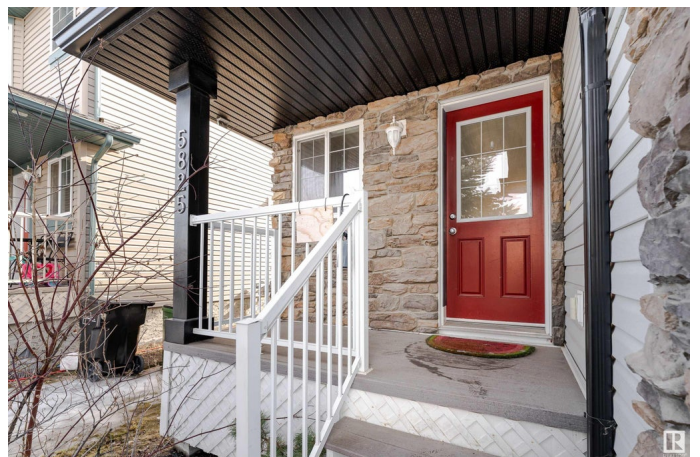
Charlesworth, Edmonton, AB

Charming 2-storey half duplex in family-friendly Charlesworth with a single attached garage. Recent upgrades include fresh paint throughout (walls, doors, and trim), brand new carpet and underlay on the upper floor, and new luxury vinyl plank on the main floor. Well-appointed kitchen has sleek S/S appliances and plenty of storage. Cozy living room is anchored by a gas fireplace, adding warmth and ambiance to the space. The open dining area is perfect for family meals or hosting guests. Convenient 2-pc bath rounds out the main level. Upstairs, you'll find three comfortable bedrooms and a 4-pc bathroom. The fully finished basement adds even more living space with a fantastic rec room. Fully-fenced backyard, where you'll enjoy a deck perfect for summer relaxation, a fire pit for cozy evenings, and plenty of space to unwind. Well-located near playgrounds, bus stops, schools, and grocery stores. Pre-inspected, clean, and available for immediate possession.

Built in 2007

Essential Information

MLS® #	E4423740
Price	\$400,000
Bedrooms	3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,080
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	5825 8 Avenue
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0G7

Amenities

Amenities	Carbon Monoxide Detectors, Deck, Fire Pit
Parking	Single Garage Attached

Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Ellerslie Campus School
Middle	Ellerslie Campus School

Additional Information

Date Listed	March 3rd, 2025
Days on Market	11
Zoning	Zone 53

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Listing information last updated on March 14th, 2025 at 9:32am MDT