

## \$759,000 - 3711 3 Avenue, Edmonton

MLS® #E4444330

**\$759,000**

5 Bedroom, 3.00 Bathroom, 2,626 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Experience luxury living in The Hills at Charlesworth with this stunning, well-maintained home by SINGH BUILDERS â€” offering built-in speakers, no direct backing neighbours, and basement with SIDE ENTRANCE. Step into a grand formal living room with soaring open-to-below ceilings and a statement feature wall. The kitchen is designed with granite countertops, abundant cabinetry, and an island. The family room with an electric fireplace, a full bathroom, and a spacious bedroom. Upstairs features 4 generously sized bedrooms + BONUS ROOM, including a luxurious primary suite a spa-like ensuite. The additional three bedrooms share a full bathroom, and a massive bonus room offers flexible space. Sitting on a large 28-POCKET LOT with a landscaped backyard and no direct rear neighbours, this home offers exceptional privacy. The unfinished basement ready for your personal touch or future Legal suite potential. Comes with Air Conditioner and Garage Heater.

Built in 2020

### Essential Information

MLS® # E4444330

Price \$759,000

Bedrooms 5



Bathrooms	3.00
Full Baths	3
Square Footage	2,626
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3711 3 Avenue
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2W3

### Amenities

Amenities	Deck, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, See Remarks, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public

	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 25th, 2025
Days on Market	2
Zoning	Zone 53

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Listing information last updated on June 27th, 2025 at 8:02am MDT