

## \$385,000 - 5313 3 Avenue, Edmonton

MLS® #E4451040

**\$385,000**

3 Bedroom, 2.50 Bathroom, 1,298 sqft

Condo / Townhouse on 0.00 Acres

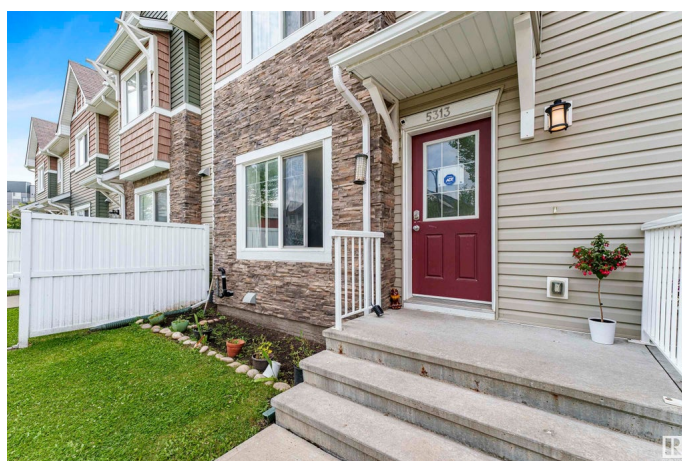
Charlesworth, Edmonton, AB

Welcome to this beautiful 3-bed, 2.5-bath townhome in the family-friendly community of Charlesworth! Perfect for first-time buyers or investors, this Landmark-built home offers over 1,300 sq ft of functional living space. The main floor features a bright, open layout with a spacious living room, a stylish kitchen with center island and eating bar, generous dining area, and convenient laundry room. Upstairs youâ€™ll find three well-sized bedrooms, including a primary with walk-in closet and full en-suite with walk-in shower. Additional features include on-demand hot water, basement storage, low condo fees, a fenced front yard with patio, and a secure double attached garageâ€”perfect for winter! Located in a desirable South Edmonton neighborhood close to schools, shopping, parks, transit, the airport, Nisku, Whitemud and Anthony Henday

Built in 2014

### Essential Information

MLS® #	E4451040
Price	\$385,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,298



Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	5313 3 Avenue
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0W7

### Amenities

Amenities	Off Street Parking, No Animal Home, No Smoking Home, Parking-Visitor, Patio
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 2nd, 2025
-------------	------------------

Days on Market	10
Zoning	Zone 53
Condo Fee	\$214

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 12th, 2025 at 4:17pm MDT