

## \$429,000 - 3537 8 Avenue, Edmonton

MLS® #E4440320

**\$429,000**

3 Bedroom, 2.50 Bathroom, 1,428 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

LOVELY HOME by Dolce Vita, variation of VENETO model, original owner. 3 bedrooms, 2.5 bathrooms! 9 foot ceilings on main flr plus elegant laminate & ceramic tile flooring. Upgraded iron railings & convenient upstairs laundry. Kitchen has cabinetry to the ceiling w/riser, granite countertops, large island all open to living room area. BEAUTIFUL DECK and fully landscaped yard. Separate side entrance to basement is a bonus! Rough in bath in basement. South facing backyard & deck. Spacious single attached garage!

Built in 2018

### Essential Information

MLS® #	E4440320
Price	\$429,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,428
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active



## Community Information

Address	3537 8 Avenue
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2G6

## Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, HRV System
Parking Spaces	2
Parking	Single Garage Attached

## Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, 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	Fenced, Landscaped, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	June 4th, 2025
Days on Market	8
Zoning	Zone 53
HOA Fees	210
HOA Fees Freq.	Annually

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