

## **\$504,900 - 3730 8 Avenue, Edmonton**

MLS® #E4435956

**\$504,900**

3 Bedroom, 3.50 Bathroom, 1,462 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

### **IMMACULATE & FEELS BRAND NEW!**

Stunning 2-storey in the vibrant community of the Hills at Charlesworth. Boasting over 2,100 sq. ft. of living space. This home offers 2+1 bedroom, 3.5 baths & fully finished basement, w/ family room, bedroom & 4pc bath, perfect for comfortable family living. The open-concept layout creates a modern & inviting atmosphere, complemented by immaculate finishes throughout. Kitchen offers white cabinetry, quartz countertops & stainless steel appliances. Rich, luxury vinyl plank floor, designer light fixtures & fireplace in the living room to keep cozy. Custom window shutters & AC. Upstairs, primary bdrm. w/ large walk-in closet, 5-pc ensuite w/ double vanity sinks, 2nd bedroom & 4-pc bath. Upstairs laundry room accessible through the WIC. 9' ceilings on both, the main floor and the basement. Fully landscaped w/ a newly completed, beautiful backyard. Oversized dbl. garage. Awarded Edmonton's Best Community in 2022 & 2023. Solar-lit playground, ice ribbon, 9-hole golf course, & more

Built in 2017

### **Essential Information**

MLS® # E4435956

Price \$504,900



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,462
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3730 8 Avenue
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2G6

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, No Smoking Home
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Back Lane, Corner Lot, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 12th, 2025
Days on Market	1
Zoning	Zone 53
HOA Fees	200
HOA Fees Freq.	Annually

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