# \$560,000 - 3632 8 Avenue, Edmonton

MLS® #E4441673

#### \$560,000

4 Bedroom, 3.50 Bathroom, 1,507 sqft Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Beautiful 2 story home with two suites. Main suite has 3 bedrooms upstairs. Master comes with its own ensuite and walk in closet, while the other two bedrooms share a full bathroom in the hallway. Full size washer and dryer are also on upper level near the master bedroom. Main level has open concept living space/kitchen/dining room with a walk in pantry. Outside is a small deck and fenced yard, double garage and driveway. The basement suite is self contained, featuring 9 foot ceilings and open kitchen/living space. It has a large bedroom with walk in closet and a full bath completes the space. There is room for some storage under the stairs and enough room on the front street for parking. The home comes with 2 furnaces and 2 hot water tanks. Located in this subdivision is a great playground with community gardens and a frisbee golf course. There is a small shopping mall at the end of the block, as well as all the major shopping centers close by.

Built in 2016

#### **Essential Information**

MLS® # E4441673 Price \$560,000

Bedrooms 4

Bathrooms 3.50







Full Baths 3 Half Baths 1

Square Footage 1,507 Acres 0.00 Year Built 2016

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 3632 8 Avenue

Area Edmonton

Subdivision Charlesworth

City Edmonton
County ALBERTA

Province AB

Postal Code T6X 2G6

# **Amenities**

Amenities Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Front

Porch, Hot Water Electric, Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection,

Vinyl Windows

Parking Double Garage Detached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Opener, Humidifier-Power(Furnace),

Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric,

Washer, Window Coverings

Heating Forced Air-1, Forced Air-2, Natural Gas

Stories 3

Has Suite Yes

Has Basement Yes

Basement Full, Finished

## **Exterior**

Exterior Wood, Vinyl

Exterior Features Back Lane, Fenced, Landscaped, Playground Nearby, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

# **Additional Information**

Date Listed June 11th, 2025

Days on Market 127

Zoning Zone 53

HOA Fees 210

HOA Fees Freq. Annually

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