

## \$425,000 - 5229 2a Avenue, Edmonton

MLS® #E4442011

**\$425,000**

3 Bedroom, 1.50 Bathroom, 1,157 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to this meticulously maintained 2-storey with detached oversized dbl garage in beautiful Charlesworth! The bright spacious kitchen & living room has loads of windows with tons of natural light streaming in from the south facing backyard and is ideal for entertaining. A sizeable pantry and 2 pc bath completes this level. Upstairs has 3 spacious bedrooms including a king size primary with walk-in closet. The 4 pc bathroom completes this level. The undeveloped lower level with a laundry area is ready for your personal touch. Upgrades include new garage 2017, Air Conditioning 2023 & Tankless water heater 2022. Outside is a massive fully fenced backyard ideal for the kids and enjoying those long summer nights. This property is close to schools, parks and walking distance to several amenities. Ideal starter home! Just move in and enjoy!

Built in 2011

### Essential Information

MLS® #	E4442011
Price	\$425,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	1,157
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	5229 2a Avenue
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0R3

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 12th, 2025
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Days on Market 2

Zoning Zone 53

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