

## \$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	14
Zoning	Zone 53
HOA Fees	210
HOA Fees Freq.	Annually

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 June 18th, 2025 at 11:17am MDT