

## \$685,000 - 3503 8 Avenue, Edmonton

MLS® #E4438531

**\$685,000**

5 Bedroom, 3.00 Bathroom, 2,293 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Jayman-built 2,292 sq. ft. beauty on a spacious pie lot with a big backyard! This upgraded home features a MAIN FLOOR BEDROOM and FULL BATH, SPICE KITCHEN, two-tone cabinets, upgraded appliances, non-ceramic tile flooring, and elegant spindle railings with golden fittings. Upstairs offers 4 bedrooms, a bonus room, 2 full baths—including a 5-piece ensuite with makeup counter—and a convenient laundry room. Enjoy smart Wi-Fi switches, SOLAR PANELS, gas lines to the deck and garage, a GARAGE DRAIN, and a SEPARATE SIDE ENTRANCE to the basement. Stylish, energy-efficient, and future-ready!

Built in 2022

### Essential Information

MLS® #	E4438531
Price	\$685,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,293
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family



Style	2 Storey
Status	Active

### Community Information

Address	3503 8 Avenue
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2Z1

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Hot Water Instant
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl, Hardie Board Siding
Exterior Features	Fenced, Landscaped, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl, Hardie Board Siding
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 26th, 2025
Days on Market	12
Zoning	Zone 53
HOA Fees	200

HOA Fees Freq.     Annually

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