

## \$344,999 - 30 5317 3 Avenue, Edmonton

MLS® #E4430135

**\$344,999**

3 Bedroom, 2.50 Bathroom, 1,312 sqft

Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to this beautifully updated 3-bedroom, 2.5-bath townhouse offering comfort, convenience & style in one perfect package + LOW condo fees. Located in a desirable and well-maintained community of Charlesworth, this home features a spacious double attached garage—perfect for added storage and year-round parking. Through your fenced front yard you'll discover NEW carpet & freshly painted walls & trim throughout, giving the home a clean, modern feel from top to bottom. The open-concept main floor is ideal for entertaining, with a bright living space, dining area, and a great kitchen with granite countertops. Upstairs, there is a 4 piece bathroom, 3 generously sized bedrooms, including a primary suite with plenty of closet space & 4 piece ensuite bathroom. Downstairs hosts a mudroom located just off the double attached garage, high velocity furnace & separate storage room. Whether you're a first-time buyer, family, downsizing, or investing, this home checks all the boxes.

Built in 2014

### Essential Information

MLS® # E4430135

Price \$344,999

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,312             |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 30 5317 3 Avenue |
| Area        | Edmonton         |
| Subdivision | Charlesworth     |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6X 0W7          |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Off Street Parking, Parking-Visitor |
| Parking Spaces | 2                                   |
| Parking        | Double Garage Attached              |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Partial, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 11               |
| Zoning         | Zone 53          |
| Condo Fee      | \$212            |

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 April 21st, 2025 at 4:02am MDT