

## **\$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**

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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	10
Zoning	Zone 53
Condo Fee	\$212

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