

## \$478,000 - 3633 8 Avenue, Edmonton

MLS® #E4437700

**\$478,000**

3 Bedroom, 2.50 Bathroom, 1,639 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to This Beautiful 2-Storey Home in The Hills at Charlesworth! Located in the vibrant and family-friendly community of The Hills at Charlesworth, this stunning 2-storey home offers a perfect blend of comfort, functionality, and modern design. Upon entering, you're greeted by a convenient 2-piece bathroom and an open-concept kitchen featuring ample storage space and a cozy fireplace, ideal for relaxing or entertaining. The main floor is finished with durable vinyl plank flooring, giving it a sleek, modern look. Upstairs, you'll find three spacious bedrooms, including a primary suite complete with a 4-piece ensuite and a walk-in closet. Two additional bedrooms, another full bathroom, and upstairs laundry add comfort and convenience for the whole family. This home is flooded with natural light, thanks to large windows throughout, creating a bright and welcoming atmosphere in every room. Extended driveway with space for up to 4 vehicles. Concrete patio in the backyard.

Built in 2021

### Essential Information

MLS® # E4437700

Price \$478,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,639
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### **Community Information**

Address	3633 8 Avenue
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2G6

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 21st, 2025
Days on Market	27
Zoning	Zone 53
HOA Fees	200
HOA Fees Freq.	Annually

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