

## \$385,000 - 5313 3 Avenue, Edmonton

MLS® #E4451040

**\$385,000**

3 Bedroom, 2.50 Bathroom, 1,298 sqft  
Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to this beautiful 3-bed, 2.5-bath townhome in the family-friendly community of Charlesworth! Perfect for first-time buyers or investors, this Landmark-built home offers over 1,300 sq ft of functional living space. The main floor features a bright, open layout with a spacious living room, a stylish kitchen with center island and eating bar, generous dining area, and convenient laundry room. Upstairs you'll find three well-sized bedrooms, including a primary with walk-in closet and full en-suite with walk-in shower. Additional features include on-demand hot water, basement storage, low condo fees, a fenced front yard with patio, and a secure double attached garage—perfect for winter! Located in a desirable South Edmonton neighborhood close to schools, shopping, parks, transit, the airport, Nisku, Whitemud and Anthony Henday

Built in 2014

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4451040  |
| Price          | \$385,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,298     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2014              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 5313 3 Avenue |
| Area        | Edmonton      |
| Subdivision | Charlesworth  |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 0W7       |

### Amenities

|           |                                                                             |
|-----------|-----------------------------------------------------------------------------|
| Amenities | Off Street Parking, No Animal Home, No Smoking Home, Parking-Visitor, Patio |
| Parking   | Double Garage Attached                                                      |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                        |
| Stories           | 2                                                                                |
| Has Basement      | Yes                                                                              |
| Basement          | Full, Partially 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 | August 2nd, 2025 |
|-------------|------------------|

|                |         |
|----------------|---------|
| Days on Market | 2       |
| Zoning         | Zone 53 |
| Condo Fee      | \$214   |

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 August 4th, 2025 at 9:02am MDT