

## \$560,000 - 3632 8 Avenue, Edmonton

MLS® #E4441673

**\$560,000**

4 Bedroom, 3.50 Bathroom, 1,507 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Beautiful 2 story home with two suites. Main suite has 3 bedrooms upstairs. Master comes with its own ensuite and walk in closet, while the other two bedrooms share a full bathroom in the hallway. Full size washer and dryer are also on upper level near the master bedroom. Main level has open concept living space/kitchen/dining room with a walk in pantry. Outside is a small deck and fenced yard, double garage and driveway. The basement suite is self contained, featuring 9 foot ceilings and open kitchen/living space. It has a large bedroom with walk in closet and a full bath completes the space. There is room for some storage under the stairs and enough room on the front street for parking. The home comes with 2 furnaces and 2 hot water tanks. Located in this subdivision is a great playground with community gardens and a frisbee golf course. There is a small shopping mall at the end of the block, as well as all the major shopping centers close by.

Built in 2016

### Essential Information

MLS® #	E4441673
Price	\$560,000
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,507
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3632 8 Avenue
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2G6

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Front Porch, Hot Water Electric, Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Television Connection, Vinyl Windows
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Humidifier-Power(Furnace), Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 11th, 2025
Days on Market	72
Zoning	Zone 53
HOA Fees	210
HOA Fees Freq.	Annually

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