

## \$540,000 - 8722 5 Avenue, Edmonton

MLS® #E4434013

**\$540,000**

3 Bedroom, 3.50 Bathroom, 1,752 sqft

Single Family on 0.00 Acres

Ellerslie, Edmonton, AB

This south-facing exquisite home, nestled in a quiet CUL-DE-SAC, offers 3 bedrooms, 3.5 baths, and a FULLY FINISHED basement. The main floor features a spacious living/dining area, 2-pc bath, laundry, and a FULLY RENOVATED KITCHEN (2021) with new cabinetry, new countertops, modern s/s appliances, and side pantry. Upstairs boasts a HUGE bonus room with striking feature wall, a primary suite with walk-in closet and ensuite with soaker tub, two more bedrooms, and a 4-pc bath. The finished basement offers a large rec room, 3-pc bath, and ample storage. Upgrades include NEW FURNACE (2023), SHINGLES (2021), A/C (2023), WATER TANK (2022), UPGRADED LIGHTING, new garage door & opener assembly, and garage shelving. The landscaped backyard offers a serene retreat with a deck, mature trees, shrubs, and vibrant flowers. Ideally located near playgrounds, transit, Ellerslie Primary, shopping plazas, South Edmonton Common, and major routes like Anthony Henday. Upgraded dream home in a prime locationâ€™donâ€™t miss it.

Built in 2002

### Essential Information

MLS® # E4434013

Price \$540,000



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,752
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8722 5 Avenue
Area	Edmonton
Subdivision	Ellerslie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1E2

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, See Remarks
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Fruit Trees/Shrubs, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 2nd, 2025
Days on Market	19
Zoning	Zone 53

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