

\$615,000 - 6227 5 Avenue, Edmonton

MLS® #E4439403

\$615,000

3 Bedroom, 3.00 Bathroom, 1,936 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Charming in Charlesworth: Pond Views & Peaceful Living in quiet a Cul de sac. This warm and welcoming home offers an open-concept floor plan with scenic views from nearly every window. The kitchen features expansive extended cabinetry and gleaming granite countertops, stainless appliances, corner pantry and a large dedicated dining space with access to the upper deck overlooking the water and your massive 600+ sqm pie lot. Main floor laundry and an oversized double attached garage add everyday convenience. Upstairs you'll find a vaulted bonus room, a truly KING-Sized primary suite with walk-in closet and 4-piece ensuite (corner tub + glass shower), plus two spacious bedrooms and a 4-piece guest bath. The fully developed WALK-OUT basement includes a large family room, storage/workshop, 2-piece bath, and direct access to the patio and beautifully landscaped yard. Additional perks include a custom storage shed and underground sprinkler system. Walk to the K-9 school and nearby amenities - What a great spot!

Built in 2007

Essential Information

MLS® # E4439403

Price \$615,000



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,936
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	6227 5 Avenue
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0E8

Amenities

Amenities	Deck, Walkout Basement, Natural Gas BBQ Hookup
Parking	Double Garage Attached
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 29th, 2025
Days on Market	111
Zoning	Zone 53

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