

\$344,999 - 30 5317 3 Avenue, Edmonton

MLS® #E4430135

\$344,999

3 Bedroom, 2.50 Bathroom, 1,312 sqft
Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to this beautifully updated 3-bedroom, 2.5-bath townhouse offering comfort, convenience & style in one perfect package + LOW condo fees. Located in a desirable and well-maintained community of Charlesworth, this home features a spacious double attached garage—perfect for added storage and year-round parking. Through your fenced front yard you'll discover NEW carpet & freshly painted walls & trim throughout, giving the home a clean, modern feel from top to bottom. The open-concept main floor is ideal for entertaining, with a bright living space, dining area, and a great kitchen with granite countertops. Upstairs, there is a 4 piece bathroom, 3 generously sized bedrooms, including a primary suite with plenty of closet space & 4 piece ensuite bathroom. Downstairs hosts a mudroom located just off the double attached garage, high velocity furnace & separate storage room. Whether you're a first-time buyer, family, downsizing, or investing, this home checks all the boxes.

Built in 2014

Essential Information

MLS® #	E4430135
Price	\$344,999
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,312
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	30 5317 3 Avenue
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0W7

Amenities

Amenities	Off Street Parking, Parking-Visitor
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Partial, 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	April 10th, 2025
Days on Market	12
Zoning	Zone 53
Condo Fee	\$212

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