

## **\$574,900 - 3608 6 Avenue, Edmonton**

MLS® #E4433687

**\$574,900**

3 Bedroom, 2.50 Bathroom, 1,807 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

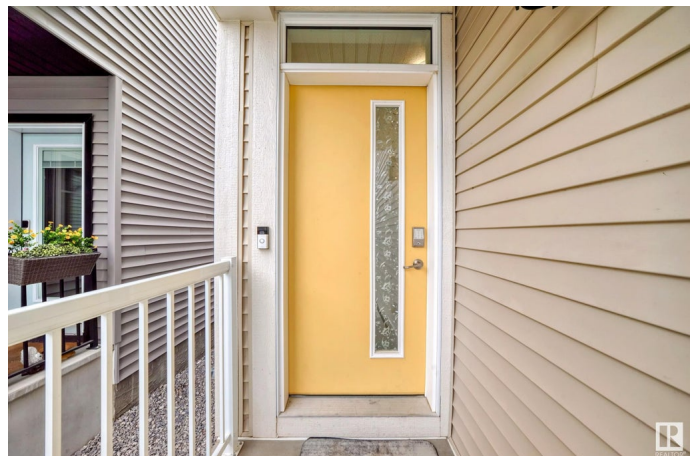
Prepare to be impressed with this exceptional detached residence situated in the highly sought-after community of The Hills of Charlesworth in Southeast Edmonton. Upon entering, you will be greeted by an abundance of natural light pouring in through the numerous windows on the main level, complemented by 9-foot ceilings and an open floorplan. The upgraded kitchen boasts stainless steel appliances and granite countertops. The upper level features a spacious master bedroom with a 5-piece ensuite and dual sink, accompanied by two additional bedrooms and a bonus room ideal for entertainment or a play area. The unfinished basement awaits your personal touch, while the backyard and maintenance free deck provide ample space to accommodate your guests this summer BBQ season! Also comes with attached two car garage and Solar Panels for energy efficiency. Conveniently located near groceries, shopping, and restaurants, with easy access to Anthony Henday for easy travel throughout the city. Your dream home awaits.

Built in 2021

### **Essential Information**

MLS® # E4433687

Price \$574,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,807
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3608 6 Avenue
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2Y3

### Amenities

Amenities	Deck, Hot Wtr Tank-Energy Star, See Remarks, HRV System
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Park/Reserve, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 1st, 2025  
Days on Market                10  
Zoning                              Zone 53  
HOA Fees                         210  
HOA Fees Freq.                Annually

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