

## **\$898,000 - 3628 1 Avenue, Edmonton**

MLS® #E4424140

**\$898,000**

5 Bedroom, 5.00 Bathroom, 2,520 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

It simply doesn't get any better than this! What a stunning new home for any buyer. 2 Story home in a quiet neighbourhood close to all amenities & Easy access to Anthony Henday Dr. This house offers you everything your family wants. A total living space of more than 3700 sqft. Dual Open to below front & back main floor with a kitchen that has huge island and spice kitchen, a nook area and a formal dinning room. A living & family room with 19 ft ceiling height & electric fire place. You can look at your children playing at back yard through a massive window. Main level also offers a full room & 3 pc bathroom. Primary master bedroom with a walk -in closet and a 5 pc ensuite, 2 more master bedrooms with walk in closet & ensuite, a bonus room, on the upper level. Fully finished walk out basement has separate entrance a family room to watch a movie or to exercise and 1 bedroom with ensuite, Laundry & second kitchen. You can just move in this house to enjoy summer on the deck or Patio

Built in 2021

### **Essential Information**

MLS® # E4424140

Price \$898,000

Bedrooms 5



Bathrooms	5.00
Full Baths	5
Square Footage	2,520
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3628 1 Avenue
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2W4

### Amenities

Amenities	Ceiling 9 ft., Deck, Patio, Walkout Basement
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Composition, Stone
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Golf Nearby, No Back Lane, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Composition, Stone
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 5th, 2025
Days on Market	63
Zoning	Zone 53
HOA Fees	200
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 7th, 2025 at 10:02am MDT