

## \$469,900 - 5135 1a Avenue, Edmonton

MLS® #E4447375

**\$469,900**

4 Bedroom, 3.50 Bathroom, 1,479 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to this wonderful well maintained 4-bedrooms, 4 bathrooms, detached home in very nice neighborhood with lots of extras, featuring a professionally finished basement with family room, extra bedroom, and a 4 piece bathroom, the main floor has a large family room, a cozy fireplace, an open concept large kitchen with stainless steel appliances, and a 2 piece bathroom. add to that a double garage. Perfect for modern day living, laundry on upper floor near bedrooms, Master bedroom with ensuite 4 piece bathroom, walk-in closet. This house is perfect for a large family and it shows great! the price has just been dropped \$10,000

Built in 2011

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4447375      |
| Price          | \$469,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,479         |
| Acres          | 0.00          |
| Year Built     | 2011          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5135 1a Avenue |
| Area        | Edmonton       |
| Subdivision | Charlesworth   |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 0X3        |

### Amenities

|           |                         |
|-----------|-------------------------|
| Amenities | On Street Parking, Deck |
| Parking   | Double Garage Detached  |

### Interior

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

### Exterior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                             |
| Exterior Features | Back Lane, Fenced, Level Land, Playground Nearby, Public Transportation |
| Roof              | Asphalt Shingles                                                        |
| Construction      | Wood, Vinyl                                                             |
| Foundation        | Slab                                                                    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 95              |
| Zoning         | Zone 53         |

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