

## **\$595,000 - 6227 5 Avenue, Edmonton**

MLS® #E4439403

**\$595,000**

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 \$595,000



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	66
Zoning	Zone 53

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 August 3rd, 2025 at 3:32am MDT