

## \$429,000 - 3537 8 Avenue, Edmonton

MLS® #E4440320

**\$429,000**

3 Bedroom, 2.50 Bathroom, 1,428 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

LOVELY HOME by Dolce Vita, variation of VENETO model, original owner. 3 bedrooms, 2.5 bathrooms! 9 foot ceilings on main flr plus elegant laminate & ceramic tile flooring. Upgraded iron railings & convenient upstairs laundry. Kitchen has cabinetry to the ceiling w/riser, granite countertops, large island all open to living room area. BEAUTIFUL DECK and fully landscaped yard. Separate side entrance to basement is a bonus! Rough in bath in basement. South facing backyard & deck. Spacious single attached garage!

Built in 2018

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4440320      |
| Price          | \$429,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,428         |
| Acres          | 0.00          |
| Year Built     | 2018          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |



## Community Information

|             |               |
|-------------|---------------|
| Address     | 3537 8 Avenue |
| Area        | Edmonton      |
| Subdivision | Charlesworth  |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 2G6       |

## Amenities

|                |                                                                                   |
|----------------|-----------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, HRV System |
| Parking Spaces | 2                                                                                 |
| Parking        | Single Garage Attached                                                            |

## Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, 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 | Fenced, Landscaped, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                       |
| Construction      | Wood, Vinyl                                            |
| Foundation        | Concrete Perimeter                                     |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 12             |
| Zoning         | Zone 53        |
| HOA Fees       | 210            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on June 16th, 2025 at 3:17pm MDT