

## **\$549,900 - 3608 6 Avenue, Edmonton**

MLS® #E4433687

**\$549,900**

3 Bedroom, 2.50 Bathroom, 1,807 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

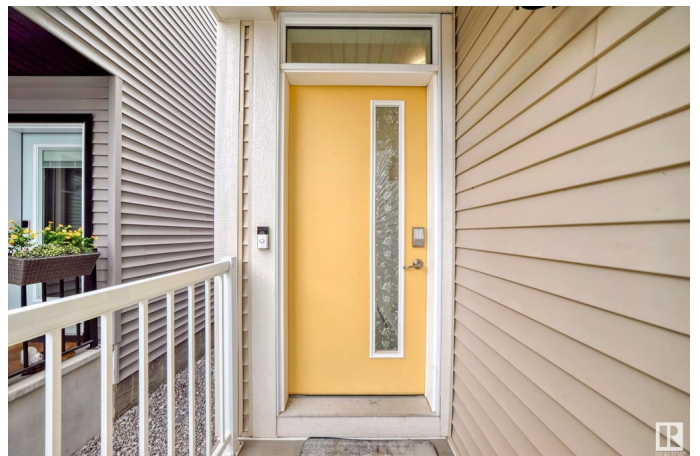
Prepare to be impressed with this exceptional detached residence situated in the highly sought-after community of The Hills of Charlesworth in Southeast Edmonton. Upon entering, you will be greeted by an abundance of natural light pouring in through the numerous windows on the main level, complemented 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 \$549,900



|                |                        |
|----------------|------------------------|
| 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                47  
Zoning                              Zone 53  
HOA Fees                         210  
HOA Fees Freq.                Annually

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Listing information last updated on June 17th, 2025 at 6:17am MDT