

## \$399,900 - 5907 8 Avenue, Edmonton

MLS® #E4440387

**\$399,900**

3 Bedroom, 2.50 Bathroom, 1,206 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to Charlesworth in ELLERSLIE! This beautiful and well maintained Half Duplex has over 1600 sq/ft of living space. It comes with 3 bedrooms & two and half baths, FULLY FINISHED BASEMENT, air conditioner, single garage attached, front veranda, and a beautiful backyard. Its main floor features hardwood flooring & tiles, cozy living room with gas fireplace, and half bath. Kitchen features black appliances (new stove and dishwasher) and glass tiles backsplash. Upstairs you will see the master bed room along with two good size bed rooms and a full bath. The FULLY FINISHED BASEMENT has family room , laundry and a full bath. Double patio door leads to the massive deck and a beautiful garden where you can relax your morning or afternoon rest. Close to all amenities, walking distance to school, churches, shopping, public transportations and easy access to Anthony Henday and Airport. Come and take a look at this MUST SEE property!!!

Built in 2008

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4440387  |
| Price     | \$399,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,206         |
| Acres          | 0.00          |
| Year Built     | 2008          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 5907 8 Avenue |
| Area        | Edmonton      |
| Subdivision | Charlesworth  |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 0G5       |

### Amenities

|                |                                                                                              |
|----------------|----------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Air Conditioner, Deck, Front Porch, Gazebo, Patio, Natural Gas BBQ Hookup |
| Parking Spaces | 2                                                                                            |
| Parking        | Front Drive Access, Single Garage Attached                                                   |

### Interior

|              |                                                                                                                              |
|--------------|------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                                    |
| Fireplace    | Yes                                                                                                                          |
| Fireplaces   | Glass Door                                                                                                                   |
| Stories      | 3                                                                                                                            |
| Has Basement | Yes                                                                                                                          |
| Basement     | Full, Finished                                                                                                               |

### Exterior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                           |
| Exterior Features | Airport Nearby, Fruit Trees/Shrubs, Picnic Area, Playground Nearby, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                           |
|------------|---------------------------|
| Elementary | Ellerslie, Corpus Christi |
| Middle     | Ellerslie, Corpus Christi |
| High       | Corpus, Elder Dr Francis  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 12             |
| Zoning         | Zone 53        |

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Listing information last updated on June 16th, 2025 at 6:17pm MDT