

\$344,999 - 30 5317 3 Avenue, Edmonton

MLS® #E4430135

\$344,999

3 Bedroom, 2.50 Bathroom, 1,312 sqft
Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to this beautifully updated 3-bedroom, 2.5-bath townhouse offering comfort, convenience & style in one perfect package + LOW condo fees. Located in a desirable and well-maintained community of Charlesworth, this home features a spacious double attached garage—perfect for added storage and year-round parking. Through your fenced front yard you'll discover NEW carpet & freshly painted walls & trim throughout, giving the home a clean, modern feel from top to bottom. The open-concept main floor is ideal for entertaining, with a bright living space, dining area, and a great kitchen with granite countertops. Upstairs, there is a 4 piece bathroom, 3 generously sized bedrooms, including a primary suite with plenty of closet space & 4 piece ensuite bathroom. Downstairs hosts a mudroom located just off the double attached garage, high velocity furnace & separate storage room. Whether you're a first-time buyer, family, downsizing, or investing, this home checks all the boxes.

Built in 2014

Essential Information

| | |
|----------|-----------|
| MLS® # | E4430135 |
| Price | \$344,999 |
| Bedrooms | 3 |



| | |
|----------------|-------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,312 |
| Acres | 0.00 |
| Year Built | 2014 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 30 5317 3 Avenue |
| Area | Edmonton |
| Subdivision | Charlesworth |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6X 0W7 |

Amenities

| | |
|----------------|-------------------------------------|
| Amenities | Off Street Parking, Parking-Visitor |
| Parking Spaces | 2 |
| Parking | Double Garage Attached |

Interior

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

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |

| | |
|--------------|--------------------|
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 10th, 2025 |
| Days on Market | 11 |
| Zoning | Zone 53 |
| Condo Fee | \$212 |

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Listing information last updated on April 21st, 2025 at 11:32am MDT