

\$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 | 24 |
| 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 June 22nd, 2025 at 7:02pm MDT