

\$649,900 - 5440 1a Avenue, Edmonton

MLS® #E4447969

\$649,900

5 Bedroom, 3.50 Bathroom, 2,380 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Impressive Floor plan ,welcoming foyer ,Den at the front and metal railing to wide lending stairs.enjoy living close to nature with no neighbor at the back. Huge kitchen with updated appliances ,Living room with a gas fire place and laundry conveniently located at main floor with mudroom. Upstairs you have bonus room, a spa like primary bedroom with 2 levels overlooking the backyard, The 2 children bedrooms are past the built in office area, perfect for homework hours. Additional 4 piece bathroom.Newly built basement with additional Kitchen, Bathroom, Separate laundry and Separate door from garage to give your grown ones their own privacy and lifestyle. Close to all amenities with an easy access to Anthony Henday & EIA

Built in 2008

Essential Information

MLS® #	E4447969
Price	\$649,900
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,380
Acres	0.00



Year Built	2008
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	5440 1a Avenue
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0L2

Amenities

Amenities	No Animal Home, No Smoking Home
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 15th, 2025
Days on Market	97
Zoning	Zone 53

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