

## \$434,900 - 3620 8 Avenue, Edmonton

---

MLS® #E4440676

**\$434,900**

5 Bedroom, 3.50 Bathroom, 1,569 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to this beautifully designed 4 bedroom, 3.5 bathroom half duplex in the vibrant community of The Hills at Charlesworth. Featuring a sunroom and a fully finished basement with a second living space, including a bedroom, bathroom, living room, kitchenette, and its own laundry – ideal for multi-generational living, investors, or added flexibility. Enjoy the large windows, openness, light-filled layout, a double detached garage, and a landscaped backyard. Located in a newer neighborhood near Ellerslie Road, Anthony Henday, schools, walking trails, and amenities – this is the perfect blend of comfort and convenience.



Built in 2019

### Essential Information

MLS® #	E4440676
Price	\$434,900
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,569
Acres	0.00
Year Built	2019
Type	Single Family

Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	3620 8 Avenue
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2G6

### Amenities

Amenities	On Street Parking, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings, Dryer-Two, Washers-Two, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Flat Site, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 4th, 2025
Days on Market	8

Zoning	Zone 53
HOA Fees	210
HOA Fees Freq.	Annually

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 12th, 2025 at 9:02pm MDT