

## \$759,000 - 3711 3 Avenue, Edmonton

MLS® #E4444330

**\$759,000**

5 Bedroom, 3.00 Bathroom, 2,626 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Experience luxury living in The Hills at Charlesworth with this stunning, well-maintained home by SINGH BUILDERS â€” offering built-in speakers, no direct backing neighbours, and basement with SIDE ENTRANCE. Welcome to this total 5 Bedrooms house. Step into a grand formal living room with soaring open-to-below ceilings and a statement feature wall. The kitchen is designed with granite countertops, abundant cabinetry, and an island. The family room with an electric fireplace, a full bathroom, and a spacious bedroom. Upstairs features 4 generously sized bedrooms + BONUS ROOM, including a luxurious primary suite a spa-like ensuite. The additional three bedrooms share a full bathroom, and a massive bonus room offers flexible space. Sitting on a large 28-POCKET LOT with a landscaped backyard and no direct rear neighbours, this home offers exceptional privacy. The unfinished basement ready for your personal touch or future Legal suite potential. Comes with Air Conditioner and Garage Heater.

Built in 2020

### Essential Information

MLS® # E4444330

Price \$759,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,626                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 3711 3 Avenue |
| Area        | Edmonton      |
| Subdivision | Charlesworth  |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 2W3       |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, See Remarks      |
| Parking   | Double Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, See Remarks, Garage Heater |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Insert  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |   |
|-------------------|---|
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 24              |
| Zoning         | Zone 53         |

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Listing information last updated on July 19th, 2025 at 5:17am MDT