\$375,555 - 56 5317 3 Avenue, Edmonton

MLS® #E4459248

\$375,555

3 Bedroom, 2.50 Bathroom, 1,360 sqft Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to this modern 3-bedroom, 2.5-bathroom END UNIT home w/double attached garage & LOW condo fees in one of South Edmonton's most desirable communities! Perfect for first-time buyers or investors, this property offers nearly 1,400 sq ft of stylish living space. The main floor features a bright open-concept layout w/extra windows for more natural light, a spacious dining area & kitchen with granite countertops & stainless steel appliances. For added convenience, you'II also find a powder room & a generous laundry room on the main level. Upstairs, enjoy three spacious bedrooms, including a primary suite with a walk-in closet & private ensuite. A second full bathroom serves bedrooms 2 and 3. The front yard is perfect for kids or pets to play, while the double attached garage makes Alberta winter mornings a little easier. As an end unit, you'II also appreciate the extra privacy, additional windows, and increased natural light throughout. Don't miss the chance to own this beautiful, low-maintenance home!

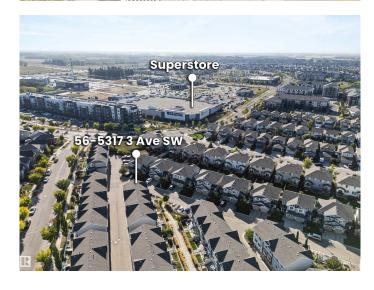


Essential Information

MLS® # E4459248 Price \$375,555







Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,360

Acres 0.00

Year Built 2013

Type Condo / Townhouse

Sub-Type Townhouse

Style 2 Storey

Status Active

Community Information

Address 56 5317 3 Avenue

Area Edmonton

Subdivision Charlesworth

City Edmonton
County ALBERTA

Province AB

Postal Code T6X 0W7

Amenities

Amenities Detectors Smoke

Parking Double Garage Attached

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked

Washer/Dryer, Stove-Electric

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Partially Finished

Exterior

Exterior Wood, Vinyl

Exterior Features Fenced, Landscaped, Low Maintenance Landscape, Playground

Nearby, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

School Information

Elementary Ellerslie Campus School

Middle Ellerslie Campus School

High Elder Dr. Francis Whiskeyj

Additional Information

Date Listed September 24th, 2025

Days on Market 38

Zoning Zone 53 Condo Fee \$214

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 November 1st, 2025 at 6:32am MDT