

Courtesy Of Trina P Hodges Of RE/MAX Excellence

## **\$589,900 - 6004 5 Avenue, Edmonton**

MLS® #E4449409

**\$589,900**

4 Bedroom, 3.50 Bathroom, 1,891 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

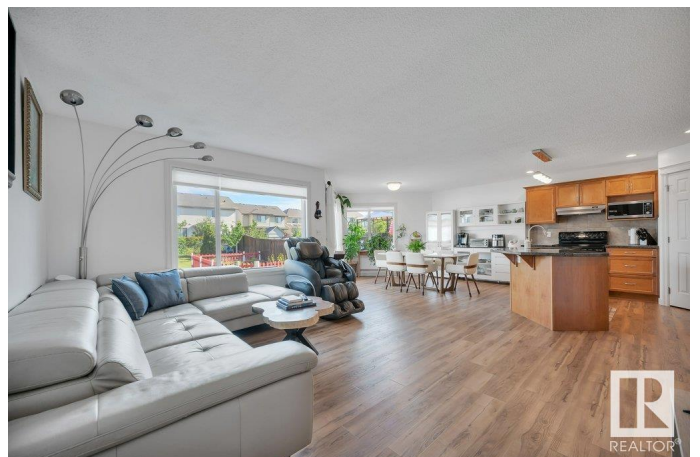
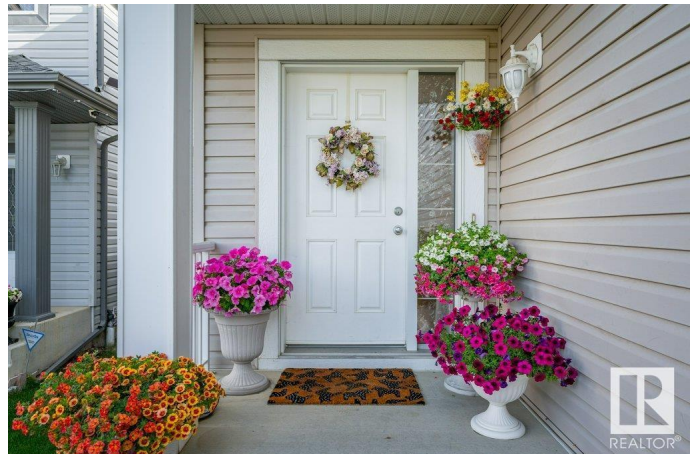
This IMMACULATE home BACKING a TRAIL is sure to impress, featuring 4 bedrooms & 3.5 baths. NEW vinyl plank flooring welcomes you in & leads to the great room bursting with natural light. The kitchen offers plenty of cabinets, corner pantry & granite island that looks over the dining area & family sized living room. Guest bath & laundry complement the functional layout. Moving upstairs you will love the bonus room with cozy fireplace. King sized primary suite with walk in closet & ensuite. 2 more bedrooms are both generous in size & 4pc bath complete the upper level. ENJOY the updated & newly finished basement with entertaining sized rec room, 4th bedroom with walk in closet, 3pc bath, flex room & tons of storage. FRESHLY PAINTED, NEW LIGHT FIXTURES & NO carpet throughout makes this home MOVE IN READY! LOVE the private, fenced & landscaped yard with deck with built in benches that looks over the fenced off garden & greenspace with trail that leads to Charlesworth Pond & park. Steps away to all amenities!

Built in 2007

### **Essential Information**

MLS® # E4449409

Price \$589,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,891
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	6004 5 Avenue
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0E9

### Amenities

Amenities	Deck, Vinyl Windows, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Private Setting, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 24th, 2025
Days on Market	10
Zoning	Zone 53

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Listing information last updated on August 3rd, 2025 at 3:02am MDT