

## \$615,000 - 6227 5 Avenue, Edmonton

MLS® #E4439403

**\$615,000**

3 Bedroom, 3.00 Bathroom, 1,936 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

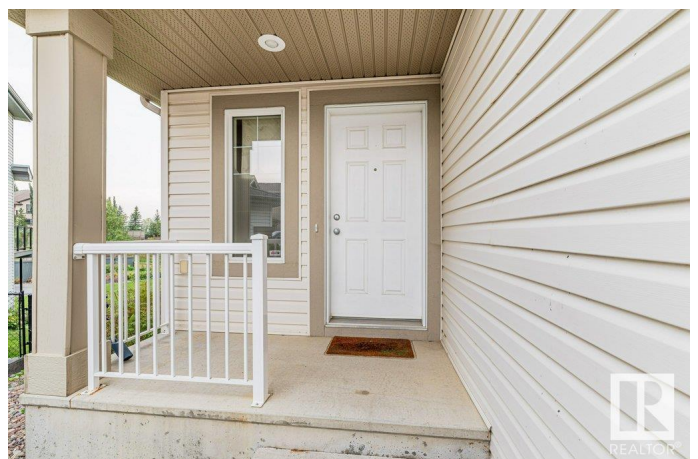
Charming in Charlesworth: Pond Views & Peaceful Living in quiet a Cul de sac. This warm and welcoming home offers an open-concept floor plan with scenic views from nearly every window. The kitchen features expansive extended cabinetry and gleaming granite countertops, stainless appliances, corner pantry and a large dedicated dining space with access to the upper deck overlooking the water and your massive 600+ sqm pie lot. Main floor laundry and an oversized double attached garage add everyday convenience. Upstairs you'll find a vaulted bonus room, a truly KING-Sized primary suite with walk-in closet and 4-piece ensuite (corner tub + glass shower), plus two spacious bedrooms and a 4-piece guest bath. The fully developed WALK-OUT basement includes a large family room, storage/workshop, 2-piece bath, and direct access to the patio and beautifully landscaped yard. Additional perks include a custom storage shed and underground sprinkler system. Walk to the K-9 school and nearby amenities - What a great spot!

Built in 2007

### Essential Information

MLS® # E4439403

Price \$615,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 1,936                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 6227 5 Avenue |
| Area        | Edmonton      |
| Subdivision | Charlesworth  |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 0E8       |

### Amenities

|               |                                                |
|---------------|------------------------------------------------|
| Amenities     | Deck, Walkout Basement, Natural Gas BBQ Hookup |
| Parking       | Double Garage Attached                         |
| Is Waterfront | Yes                                            |

### Interior

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

### Exterior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                |
| Exterior Features | Backs Onto Lake, Backs Onto Park/Trees, Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                           |
| Construction      | Wood, Vinyl                                                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                                         |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 98             |
| Zoning         | Zone 53        |

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Listing information last updated on September 4th, 2025 at 1:32pm MDT