

## **\$898,000 - 3628 1 Avenue, Edmonton**

MLS® #E4424140

**\$898,000**

5 Bedroom, 5.00 Bathroom, 2,520 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

It simply doesn't get any better than this! What a stunning new home for any buyer. 2 Story home in a quiet neighbourhood close to all amenities & Easy access to Anthony Henday Dr. This house offers you everything your family wants. A total living space of more than 3700 sqft. Dual Open to below front & back main floor with a kitchen that has huge island and spice kitchen, a nook area and a formal dinning room. A living & family room with 19 ft ceiling height & electric fire place. You can look at your children playing at back yard through a massive window. Main level also offers a full room & 3 pc bathroom. Primary master bedroom with a walk -in closet and a 5 pc ensuite, 2 more master bedrooms with walk in closet & ensuite, a bonus room, on the upper level. Fully finished walk out basement has separate entrance a family room to watch a movie or to exercise and 1 bedroom with ensuite, Laundry & second kitchen. You can just move in this house to enjoy summer on the deck or Patio

Built in 2021

### **Essential Information**

MLS® # E4424140

Price \$898,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 5.00                   |
| Full Baths     | 5                      |
| Square Footage | 2,520                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 3628 1 Avenue |
| Area        | Edmonton      |
| Subdivision | Charlesworth  |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 2W4       |

### Amenities

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., Deck, Patio, Walkout Basement |
| Parking   | Double Garage Attached                       |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Composition, Stone  |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Golf Nearby, No Back Lane, Shopping Nearby |
| Roof              | Asphalt Shingles  |

|              |                          |
|--------------|--------------------------|
| Construction | Wood, Composition, Stone |
| Foundation   | Concrete Perimeter       |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 5th, 2025 |
| Days on Market | 56              |
| Zoning         | Zone 53         |
| HOA Fees       | 200             |
| 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 April 30th, 2025 at 7:32pm MDT