

\$409,999 - 6028 3 Avenue, Edmonton

MLS® #E4461425

\$409,999

2 Bedroom, 2.50 Bathroom, 1,094 sqft
Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to this charming corner-lot home, ideal for first-time home buyers! Upstairs, youâ€™ll find two spacious bedrooms, each with its own ensuite and walk-in closetâ€”offering comfort and privacy for everyone. The main floor features gorgeous hardwood flooring and an open layout that seamlessly connects the living room, kitchen, and dining area, along with a convenient half-bath. The basement includes laundry and partial flooring, ready for your personal finishing touches. Enjoy the double detached garage, abundant natural light from extra windows, and plenty of street parking. Recent upgrades include a hot water tank (3 years) and a microwave hood fan (1 year). Located close to parks, schools, and places of worship, this home offers the perfect balance of comfort, convenience, and value.

Built in 2009

Essential Information

MLS® #	E4461425
Price	\$409,999
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,094



Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	6028 3 Avenue
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0E6

Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, See Remarks
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Airport Nearby, Back Lane, Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed October 9th, 2025

Days on Market 9

Zoning Zone 53

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 October 18th, 2025 at 7:32am MDT