

\$549,900 - 3608 6 Avenue, Edmonton

MLS® #E4433687

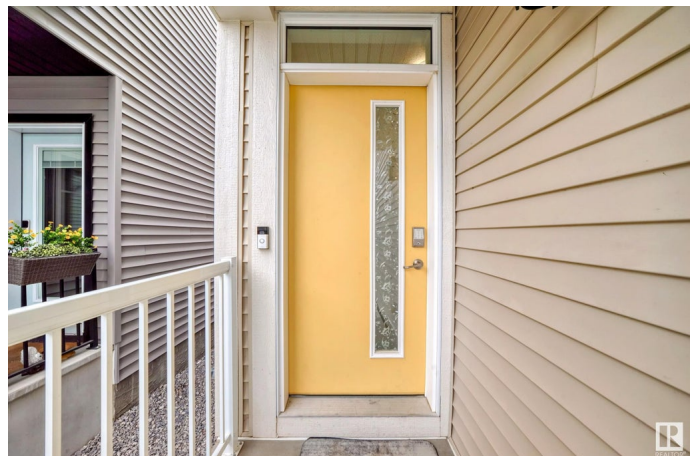
\$549,900

3 Bedroom, 2.50 Bathroom, 1,807 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Prepare to be impressed with this exceptional detached residence situated in the highly sought-after community of The Hills of Charlesworth in Southeast Edmonton. Upon entering, you will be greeted by an abundance of natural light pouring in through the numerous windows on the main level, complemented by 9-foot ceilings and an open floorplan. The upgraded kitchen boasts stainless steel appliances and granite countertops. The upper level features a spacious master bedroom with a 5-piece ensuite and dual sink, accompanied by two additional bedrooms and a bonus room ideal for entertainment or a play area. The unfinished basement awaits your personal touch, while the backyard and maintenance free deck provide ample space to accommodate your guests this summer BBQ season! Also comes with attached two car garage and Solar Panels for energy efficiency. Conveniently located near groceries, shopping, and restaurants, with easy access to Anthony Henday for easy travel throughout the city. Your dream home awaits.



Built in 2021

Essential Information

MLS® # E4433687

Price \$549,900

| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,807 |
| Acres | 0.00 |
| Year Built | 2021 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------|
| Address | 3608 6 Avenue |
| Area | Edmonton |
| Subdivision | Charlesworth |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6X 2Y3 |

Amenities

| | |
|-----------|---|
| Amenities | Deck, Hot Wtr Tank-Energy Star, See Remarks, HRV System |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Park/Reserve, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |

Foundation Concrete Perimeter

Additional Information

Date Listed May 1st, 2025
Days on Market 47
Zoning Zone 53
HOA Fees 210
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 June 16th, 2025 at 10:47pm MDT