

## \$440,000 - 5188 1a Avenue, Edmonton

MLS® #E4437912

**\$440,000**

4 Bedroom, 3.50 Bathroom, 1,322 sqft  
Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Presenting a beautifully maintained and spotless 4-bedroom plus den, 3.5-bathroom home offering over 1,840 square feet of comfortable living space. The upper floor features 3 spacious bedrooms, including a primary suite with a walk-in closet and a luxurious 4-piece ensuite, along with an additional 3-piece bathroom. The main floor boasts an open-concept layout with a bright living room, functional kitchen, walk-through pantry, and laundry area. A single attached garage provides extra storage, and the extended paved driveway offers plenty of parking space. The fully finished basement comes with a separate entrance and includes an additional bedroom, den, full kitchen, and a 3-piece bathroom. Situated in a quiet and peaceful neighborhood, this home also features a fully landscaped yard, furnished deck, side entry, and a fenced backyard with no rear neighbors—perfect for relaxation and entertaining.

Built in 2011

### Essential Information

MLS® #	E4437912
Price	\$440,000
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,322
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	5188 1a Avenue
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 0X1

### **Amenities**

Amenities	No Smoking Home, Open Beam, Parking-Extra, See Remarks
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Oven-Microwave, Washer, Stoves-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Landscaped, No Back Lane, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

### **Additional Information**

Date Listed May 22nd, 2025

Days on Market 12

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 June 2nd, 2025 at 11:47pm MDT