

## \$649,900 - 5440 1a Avenue, Edmonton

MLS® #E4447969

### \$649,900

5 Bedroom, 3.50 Bathroom, 2,380 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

Impressive Floor plan ,welcoming foyer ,Den at the front and metal railing to wide lending stairs.enjoy living close to nature with no neighbor at the back. Huge kitchen with updated appliances ,Living room with a gas fire place and laundry conveniently located at main floor with mudroom. Upstairs you have bonus room, a spa like primary bedroom with 2 levels overlooking the backyard, The 2 children bedrooms are past the built in office area, perfect for homework hours. Additional 4 piece bathroom.Newly built basement with additional Kitchen, Bathroom, Separate laundry and Separate door from garage to give your grown ones their own privacy and lifestyle. Close to all amenities with an easy access to Anthony Henday & EIA

Built in 2008

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4447969  |
| Price          | \$649,900 |
| Bedrooms       | 5         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,380     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2008                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5440 1a Avenue |
| Area        | Edmonton       |
| Subdivision | Charlesworth   |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6X 0L2        |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached          |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                  |
| Stories           | 3                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Finished                                                             |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                           |
| Exterior Features | Backs Onto Park/Trees, Public Transportation |
| Roof              | Asphalt Shingles                             |
| Construction      | Wood, Stone, Vinyl                           |
| Foundation        | Concrete Perimeter                           |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 21              |
| Zoning         | Zone 53         |

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Listing information last updated on August 5th, 2025 at 6:17am MDT