

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

MLS® #E4447969

### \$649,900

5 Bedroom, 3.50 Bathroom, 2,380 sqft

Single Family on 0.00 Acres

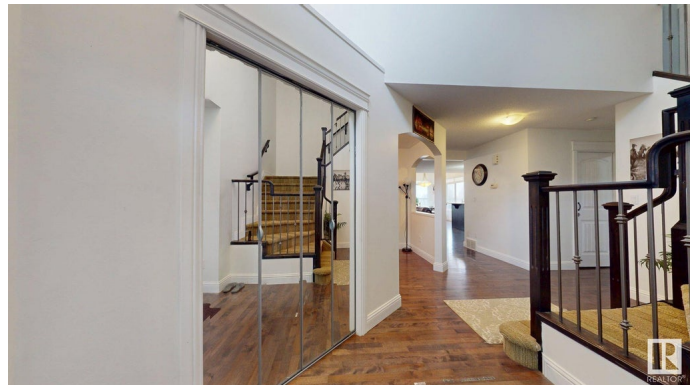
Charlesworth, Edmonton, AB

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	8
Zoning	Zone 53

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Listing information last updated on July 23rd, 2025 at 6:32pm MDT