

## \$409,888 - 3539 8 Avenue, Edmonton

MLS® #E4438727

**\$409,888**

3 Bedroom, 2.50 Bathroom, 1,427 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

END UNIT - NO Condo Fees – Charming in Charlesworth! Welcome to a beautifully designed home that offers the comfort, space, and functionality of a two-storey single-family home. The Veneto by Dolce Vita Homes combines exceptional build quality with stylish, contemporary finishes. With three spacious bedrooms, two and a half bathrooms, and a front-attached single-car garage, this home also features a full basement, ready for future development or all your storage needs. Inside, you'll love the open and airy feel created by the 9-foot ceilings on the main floor. The kitchen is equipped with upgraded cabinetry, sleek quartz countertops, and a full stainless steel appliance package. Elegant wood and iron railings add a touch of sophistication, while the second-floor laundry brings added convenience to your daily routine. The primary suite includes a generously sized walk-in closet that's sure to impress. Set in The Hills at Charlesworth, voted Edmonton's Best New Community in 2017!

Built in 2018

### Essential Information

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Price \$409,888

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,427
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	3539 8 Avenue
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2G6

### Amenities

Amenities	Off Street Parking, On Street Parking, Ceiling 9 ft., Closet Organizers, Deck, No Smoking Home
Parking Spaces	4
Parking	Single Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Low Maintenance Landscape, No Back Lane, No Through Road

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 27th, 2025
Days on Market	35
Zoning	Zone 53

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