

## \$898,000 - 3628 1 Avenue, Edmonton

MLS® #E4424140

**\$898,000**

5 Bedroom, 5.00 Bathroom, 2,520 sqft

Single Family on 0.00 Acres

Charlesworth, Edmonton, AB

It simply doesn't get any better than this! What a stunning new home for any buyer. 2 Story home in a quiet neighbourhood close to all amenities & Easy access to Anthony Henday Dr. This house offers you everything your family wants. A total living space of more than 3700 sqft. Dual Open to below front & back main floor with a kitchen that has huge island and spice kitchen, a nook area and a formal dining room. A living & family room with 19 ft ceiling height & electric fire place. You can look at your children playing at back yard through a massive window. Main level also offers a full room & 3 pc bathroom. Primary master bedroom with a walk -in closet and a 5 pc ensuite, 2 more master bedrooms with walk in closet & ensuite, a bonus room, on the upper level. Fully finished walk out basement has separate entrance a family room to watch a movie or to exercise and 1 bedroom with ensuite, Laundry & second kitchen. You can just move in this house to enjoy summer on the deck or Patio

Built in 2021

### Essential Information

MLS® # E4424140

Price \$898,000

Bedrooms 5



Bathrooms	5.00
Full Baths	5
Square Footage	2,520
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3628 1 Avenue
Area	Edmonton
Subdivision	Charlesworth
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 2W4

### Amenities

Amenities	Ceiling 9 ft., Deck, Patio, Walkout Basement
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Composition, Stone
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Golf Nearby, No Back Lane, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Composition, Stone

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      March 5th, 2025  
Days on Market                45  
Zoning                              Zone 53  
HOA Fees                         200  
HOA Fees Freq.                Annually

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Listing information last updated on April 19th, 2025 at 2:17pm MDT