

## \$375,555 - 56 5317 3 Avenue, Edmonton

MLS® #E4459248

**\$375,555**

3 Bedroom, 2.50 Bathroom, 1,360 sqft  
Condo / Townhouse on 0.00 Acres

Charlesworth, Edmonton, AB

Welcome to this modern 3-bedroom, 2.5-bathroom END UNIT home w/double attached garage & LOW condo fees in one of South Edmonton's most desirable communities! Perfect for first-time buyers or investors, this property offers nearly 1,400 sq ft of stylish living space. The main floor features a bright open-concept layout w/extra windows for more natural light, a spacious dining area & kitchen with granite countertops & stainless steel appliances. For added convenience, you'll also find a powder room & a generous laundry room on the main level. Upstairs, enjoy three spacious bedrooms, including a primary suite with a walk-in closet & private ensuite. A second full bathroom serves bedrooms 2 and 3. The front yard is perfect for kids or pets to play, while the double attached garage makes Alberta winter mornings a little easier. As an end unit, you'll also appreciate the extra privacy, additional windows, and increased natural light throughout. Don't miss the chance to own this beautiful, low-maintenance home!

Built in 2013

### Essential Information

MLS® # E4459248

Price \$375,555



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,360             |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 56 5317 3 Avenue |
| Area        | Edmonton         |
| Subdivision | Charlesworth     |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6X 0W7          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Detectors Smoke        |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                            |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                                   |
| Stories           | 2                                                                                           |
| Has Basement      | Yes                                                                                         |
| Basement          | Full, Partially Finished                                                                    |

### Exterior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                       |
| Exterior Features | Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Ellerslie Campus School    |
| Middle     | Ellerslie Campus School    |
| High       | Elder Dr. Francis Whiskeyj |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 16                   |
| Zoning         | Zone 53              |
| Condo Fee      | \$214                |

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Listing information last updated on October 9th, 2025 at 9:17pm MDT